



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102 Blackwolf Bay N
Lethbridge, Alberta

MLS # A2245962



\$669,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Level, P		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Shed, blinds

Welcome to 102 Blackwolf Bay North, The Lyanna by Avonlea Homes. This stunning fully developed two storey home offers 4 bedrooms, 4 bathrooms, and thoughtful upgrades throughout. Ideally located across from Blackwolf lake and just steps from Lethbridge's brand new 73 acre park, this home delivers both functionality and style. From the moment you walk through the front door, you're welcomed by an abundance of natural light and a spacious, open-concept design. The main floor features a dedicated office space, a convenient half bath, and an open living and dining area that flows seamlessly into a modern kitchen, complete with a large walk-in pantry offering plenty of storage. Upstairs, two bedrooms and a full bath sit adjacent to a large bonus room, perfect for a second living space, play area, or media room. Down the hall, enjoy the convenience of upper-level laundry and your luxurious primary retreat. The primary suite includes a large walk-in closet, dual vanities, soaker tub, and a private water closet. The fully finished basement adds even more versatility, with a fourth bedroom, full bathroom, and two generous living spaces ideal for a home theatre, games room, gym, or playroom, customized to suit your lifestyle. Step outside to your beautifully landscaped backyard, designed for both relaxation and entertainment. Highlights include a massive platform deck with a pergola, a dedicated dog run, and plenty of space for summer barbecues or cozy fall firepit nights. Additional features include custom wainscoting on the main floor, blinds throughout, exterior Gemstone lighting on both levels, built-in security system, and fully fenced yard with dog run. Don't miss your chance to own this exceptional home in a growing, family-friendly community.

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