



GRASSROOTS
REALTY GROUP

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**79 Blackwolf Pass N
Lethbridge, Alberta**

MLS # A2250509



\$599,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Front Drive, Off Street, Other, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to the NEW and IMPROVED Edderton model by Stranville Living, located in the award-winning north Lethbridge community of BlackWolf. What's so new and improved? The builder added a 2-bedroom LEGAL SECONDARY SUITE! Ok, but what makes it legal? Well, as opposed to a non-conforming suite, a legal suite comes with fire protection, secondary heating system, egress windows, additional parking, and a separate entrance. This builder prefers legal suites and so should you. Let's talk about BlackWolf! This community is all about parks and is home to Wolfridge Park, Wolfrun Park, and of course, the expansive Legacy Regional Park, which has a spray park, skate park, and both tennis and pickleball courts, just to name a few of the features. Let's get to the house! The Edderton model flows nicely from the front entry to the ample living room through the kitchen and into a well-lit dining room. The main floor includes a beautifully appointed kitchen by Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and island with extended bar. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. On the upper level, you'll find all three bedrooms, the main bathroom, and the laundry room set up for a stacking unit beside several shelves for storage. We referenced the LEGAL SECONDARY SUITE earlier, so you'll need to see it when touring the property. It has a full kitchen with eating area, two bedrooms, and full bathroom and laundry area. While the house is the real star of this property, we can't neglect to mention the massive pie-shaped lot that measures an impressive 130' along the east boundary and is over 4,900 square feet in total size.

Yard is fully fenced and the south facing deck is ready to go! High efficient mechanical equipment, Low E windows, and spray foam in the rim joists that help keep your heating and cooling costs in check.