



GRASSROOTS
REALTY GROUP

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**7 Greywolf Road N
Lethbridge, Alberta**

MLS # A2252156



\$679,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,024 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s)		

Inclusions: N/A

Welcome to this stunning former Avonlea show home in the highly desirable Blackwolf 1 subdivision. Perfectly situated on a corner lot, this property offers incredible views of Wolfrun Park right across the street and is just a short walk to the expansive Legacy Park. Step inside to a bright, open floorplan filled with natural light streaming through the many scenic windows, creating a warm and inviting atmosphere. The modern kitchen showcases custom cabinetry, quartz countertops, and a spacious island, perfect for both everyday living and entertaining. Outside, the property is beautifully landscaped and features the convenience of underground sprinklers, making lawn care effortless and keeping your yard lush and green. With thoughtful design, prime location, and show-home quality finishes, this property is a rare find. Don't miss the opportunity to make this exceptional home yours in one of North Lethbridge's most sought-after neighborhoods. Contact your favorite real estate agent to book a private viewing!