



GRASSROOTS
REALTY GROUP

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

**401 Blackwolf Boulevard N
Lethbridge, Alberta**

MLS # A2253938



\$669,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,048 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to the Sav by Avonlea Homes! This bright and modern home is located in Black Wolf over-looking Legacy Park. Enjoy the view of the park from your Living Room, Bonus Room and Master. The interior features an open-concept floor plan with large windows. The living room features an electric fireplace and a sliding glass patio door to seamlessly transition to outdoor living on the front deck. The kitchen also features a walk-through pantry with direct access to the rear attached garage. The main floor also includes a powder bathroom and a large mud room with custom lockers. The upper floor includes a master bedroom, two kids bedrooms, bathroom, bonus room, and deck. The master ensuite and bonus room have access to the second-storey deck over looking Legacy Park. The master ensuite features a 5-piece bathroom and spacious walk-in closet. The convince of a Laundry Room is also upstairs. Worried about yard space, don't be! you have 73 acres right outside your front door step. Located in the quiet community of Black Wolf yet only minutes away from shopping, schools and the down town core. Home virtually staged. NHW. There are only so many lots over-looking this wonderful park.