



GRASSROOTS
REALTY GROUP

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**702 Greywolf Run N
Lethbridge, Alberta**

MLS # A2256225



\$459,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-M
Utilities:	-

Inclusions: Blinds

This 4-bedroom, 3-bathroom home offers over 1,900 sq. ft. of developed living space, with 1,006 sq. ft. on the main level plus 912 sq. ft. in the fully finished basement. Situated on a corner lot, the home has great curb appeal and is directly across from Blackwolf Pond and the walking path. The basement is fully developed, adding extra bedrooms and living space for your family's needs. The property is fully fenced and includes a parking pad, with options for a future garage (confirm with the City of Lethbridge). Move-in ready, this home comes complete with all kitchen appliances plus washer and dryer. Located close to shopping and super close to the new Legacy Park, it offers both convenience and lifestyle in a sought-after neighborhood.