



GRASSROOTS
REALTY GROUP

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**139 Blackwolf Way N
Lethbridge, Alberta**

MLS # A2256398



\$475,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	900 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Rear Drive, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Vaulted Ceiling(s)

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

Inclusions: OTR, Basement stove, fridge, dishwasher, stackable washer/dryer, garage door opener & control(s).

A Rare Investment Opportunity by Legacy Park! What a LOCATION, tucked away on a quiet street just steps from 73-acre Legacy Park, this versatile bi-level home offers an unbeatable location and endless possibilities. Imagine living around the corner from playgrounds, spray park, skate park, sports courts, picnic areas, gardens, wetlands, and over 6 km of paved and natural trails! Plus, you're right across from homes that back onto Blackwolf Lake...what a setting! Inside, this home is designed with flexibility in mind. The main floor suite features 2 bedrooms, 1 full bathroom, a bright open living room with vaulted ceilings, a dining nook, and a tucked-away galley-style kitchen. The legal basement suite boasts a spacious primary bedroom, 4-piece bathroom, its own open-concept kitchen/living/dining area, laundry room, storage space, and a separate furnace. Parking will never be a problem with a front driveway, rear driveway, and a garage...perfect for tenants or extended family. Live up, rent down. ?? Rent both suites plus the garage for excellent cash flow. Or enjoy multi-generational living with privacy for everyone. With its prime location near schools, parks, shopping, and amenities, this property is a smart buy for homeowners and investors alike. Don't miss this rare find, opportunities like this don't come up often!