



GRASSROOTS
REALTY GROUP

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

**805 Greywolf Run N
Lethbridge, Alberta**

MLS # A2263189



\$439,000

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s)

Inclusions: Shed (as is, where is)

A gorgeous, fully finished 2 storey home that is nothing short of turn-key. This 4 bed, 3.5 bath home offers families a great place to start their real estate journey. With a double front parking pad, newly re-landscaped and graded, fully fenced yard and with alley access this is a dreamy combo! The main floor is bright, welcoming and offers modern finishes with a cozy feel. A custom fireplace with shiplap mantle, dining space that fits the whole family, quartz kitchen with island for food prep and warm cabinetry tie this entertaining space together. There's a half bathroom on the main floor and access to the back deck! Heading upstairs, there's a skylight in the stairwell, bringing in a ton of natural light. 3 bedrooms up, a 4 piece shared bathroom and 3 piece en-suite! The basement hosts a family room, storage space, 3 piece bathroom with soaker tub, fourth bedroom and laundry! This home is only a few short blocks from parks, playgrounds, lakes and the Legacy Regional Park. A perfect place to raise a family, enjoy peaceful evenings at home and explore all the neighbourhood has to offer!