



GRASSROOTS
REALTY GROUP

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**119 Blackwolf Pass N
Lethbridge, Alberta**

MLS # A2263523



\$530,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning 5-bedroom, 3-bathroom legally suited home located in the highly desired Blackwolf community of North Lethbridge. Built in 2021 by Avonlea Homes, this property showcases modern design and high-end finishes throughout. The upper level offers an open-concept layout that flows seamlessly from the living room to the dining area and into the beautifully designed kitchen, complete with large stone countertops, ample cabinetry, and a spacious pantry. On the main level, you'll find three generous bedrooms and two stylish 4-piece bathrooms, including a primary ensuite with dual sinks. Each bedroom features a well-sized closet, and the unit includes private in-suite laundry for added convenience. The lower level boasts a bright and spacious 2-bedroom, 1-bathroom legal suite with its own private entrance. The suite features an open-concept living and dining area, a modern kitchen with plenty of counter space, and two large bedrooms – the primary featuring a spacious walk-in closet. Stacked laundry is also included for the exclusive use of the suite's occupants. Outside, enjoy a fully fenced backyard, a large front driveway, and an additional parking pad in the rear, offering ample space for vehicles or guests. Perfectly situated across from a green strip and close to shopping, schools, restaurants, and parks, this home is ideal for both homeowners and investors alike. Don't miss your opportunity to own this modern, income-generating property in one of Lethbridge's most sought-after and fastest growing neighbourhoods!