



GRASSROOTS
REALTY GROUP

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

**158 Greywolf Road N
Lethbridge, Alberta**

MLS # A2263869



\$549,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Underground Sprinklers, 3x TV wall mount brackets

Welcome to 158 Greywolf Road North — a well-maintained two-storey home offering space, function, and room to grow. Upstairs features three bedrooms, including a primary suite with ensuite and walk-in closet, plus a bonus room providing flexibility for an office, play area, or TV space. The main floor includes a bright, open layout with a functional kitchen, dining area, and living room — ideal for everyday living. A double attached garage and 2.5 bathrooms add convenience throughout the home. The walkout basement is bright with large windows and a separate entry. It's currently undeveloped but offers future potential for a fourth bedroom, third full bath, and additional living area. The yard is fully landscaped with underground sprinklers, a gas BBQ line, and a lower patio for outdoor enjoyment. Additional features include air conditioning, and all kitchen appliances, washer, and dryer are included. Located in Greywolf, this home is close to schools, shopping, walking paths, and Legacy Park — one of Lethbridge's top recreation areas.