



GRASSROOTS
REALTY GROUP

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547 Blackwolf Boulevard N
Lethbridge, Alberta

MLS # A2269317



\$525,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,290 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Central, ENERGY STAR Qualified Equipment, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Open Floorplan, Sump Pump(s), Suspended Ceiling, Vinyl Windows		
Inclusions:	Fridge, Stove, Dishwasher, OTR Microwave, Washer and Dryer		

Step into refined comfort with this spacious 5-bedroom, 3.5-bathroom home nestled in the sought-after Blackwolf community. The main floor boasts an open-concept layout, seamlessly connecting the living space to a formal dining area via a stylish half wall—perfect for entertaining. The kitchen is a chef’s dream, featuring ample cabinetry and workspace. Upstairs, the expansive primary suite offers a tranquil retreat with a 4-piece ensuite and a generous walk-in closet. Each additional bedroom is thoughtfully designed to provide comfort and flexibility for growing families or guests. Enjoy year-round relaxation on the covered back patio overlooking a fully fenced yard—ideal for kids, pets, and gatherings. A dedicated basketball court pad adds fun and function, while the paved rear parking area is primed for a future garage. A large shed provides extra storage for tools and toys. This home combines luxury, practicality, and room to grow—all in one of Lethbridge’s most desirable neighbourhoods.