



GRASSROOTS
REALTY GROUP

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**75 Blackwolf Pass N
Lethbridge, Alberta**

MLS # A2279156



\$524,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Motivated sellers! This inviting two-storey home in the family-friendly Blackwolf community is ideally located steps from a green strip, just blocks from Legacy Park, and close to everyday amenities. The main floor features durable vinyl flooring and a bright, open kitchen with quartz countertops, a large island, and a walk-in pantry—perfect for busy family life. A sunny south-facing window off the living room and sliding patio doors lead to the landscaped backyard with underground sprinklers and alley access, with plenty of space for the kids to play. The upstairs offers three bedrooms, including a spacious primary suite over the garage with a walk-in closet and 3-piece ensuite, plus a convenient upstairs laundry area. The basement adds flexibility with a bedroom or office and a fourth bathroom framed and ready to finish, ideal for a growing family. You can't beat this north side location.