



**75 Blackwolf Pass N
Lethbridge, Alberta**

MLS # A2279156

\$524,900



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|------------------|--|---------------|------------------|
| 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 | | |

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|--------------------|---|-------------------|-----|
| 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.