



GRASSROOTS
REALTY GROUP

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241 Blackwolf Place N
Lethbridge, Alberta

MLS # A2279981



\$599,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,779 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Level, Pie Shaped Lot, Views		

Heating: Central, Electric

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-M

Utilities: -

Built by Stranville Living Master Builder, this beautifully designed home showcases the ever-popular West Hill floor plan and is tucked away on a quiet cul-de-sac in the heart of Blackwolf. Sitting on a large pie-shaped lot and backing directly onto a pond, the setting here is hard to beat, offering privacy, views, and a sense of calm that's increasingly rare. Add in the fact that you're just a seven-minute walk to Legacy Park—widely considered one of the best recreation parks in all of Lethbridge—and this location checks a lot of boxes for families and outdoor enthusiasts alike. Offering over 1,700 square feet above grade, the layout is both functional and thoughtfully designed. The main floor features an open-concept living space that flows effortlessly, making it ideal for everyday living and entertaining. The kitchen is a standout, finished with high-end details and built-in appliances, including a Fisher & Paykel refrigerator, along with a spacious pantry that adds practicality without sacrificing style. Large windows bring in natural light and help connect the interior to the peaceful pond views behind the home. Upstairs, the second level offers three spacious bedrooms, a versatile bonus room perfect for a family lounge or home office, and a well-appointed primary retreat. The primary bedroom features a generous walk-in closet and an ensuite designed with comfort in mind, complete with dual vanities and a fully tiled walk-in shower. With its premium build quality, thoughtful layout, and one of Blackwolf's most desirable settings, this home delivers a rare combination of lifestyle, location, and design. ** Included in the price is a 10 year new home warranty, Gst is also included in the price.