



GRASSROOTS
REALTY GROUP

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**209 Blackwolf Place N
Lethbridge, Alberta**

MLS # A2282791



\$550,000

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,691 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

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

Inclusions: N/A

Set in the Blackwolf neighborhood of Lethbridge, this nearly new two storey home offers a modern lifestyle in a community known for one of the city's best parks and a strong sense of space and connection. Built in 2023, the home feels fresh and current, with a thoughtful layout that suits both everyday living and entertaining. Inside, you'll find three bedrooms plus a bonus room, with the primary suite offering a private ensuite and walk in closet. An attached double garage adds everyday convenience, while the real advantage over brand new construction is already in place outside. The landscaping and fencing are finished, a large deck has been built, and air conditioning has been added, so you can move in and start enjoying the home right away without the extra work or cost.