



GRASSROOTS
REALTY GROUP

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224 Blackwolf Place N
Lethbridge, Alberta

MLS # A2282990



\$539,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,590 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

This brand new two-storey home by Stranville Living Master Builder is perfectly positioned in the heart of Blackwolf, backing directly onto a serene pond and greenspace with convenient biking and walking trails right out your back door. Just minutes away, Legacy Park offers one of the city's best outdoor amenity hubs, complete with a spray park, pond, skate park, pickleball courts, and basketball courts, making this location especially appealing for active households. Inside, the main level is designed around an open-concept living, dining, and kitchen space that fully embraces the pond views. Large windows bring the outdoors in, while the dining area features sliding glass doors leading to your future deck, creating a seamless indoor-outdoor connection that's ideal for everyday living and entertaining. The kitchen is a true focal point, showcasing paneled Fisher & Paykel appliances, a paneled dishwasher, induction cooktop, built-in oven and microwave, and an abundance of counter space thanks to the U-shaped layout with bar seating. A spacious pantry adds practicality without compromising the clean, modern aesthetic. Upstairs, the home continues to impress with a well-thought-out layout that balances privacy and functionality. The primary suite features an impressive 10-foot-long walk-in closet and a private ensuite with a walk-in shower. Just down the hall, the dual-access laundry room is ideally placed for everyday convenience, along with two additional spacious bedrooms. At the end of the hallway, the second-floor bonus room provides a flexible space that works equally well as a family lounge, media room, or home office. Set in one of Lethbridge's most recreation-focused communities, this home combines Stranville Living's signature craftsmanship with pond-side views, thoughtful design, and access to some of the city's best outdoor

amenities.