



**918 Greywolf Run N
Lethbridge, Alberta**

MLS # A2287561



\$565,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Lawn, No		

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

Inclusions: 2 x Dishwashers, Microwave Hood Fan, 2 x refrigerators, 2 x Stoves, 2 x Washer and Dryers, All window coverings including curtains, rods, and blinds, Garage Door Opener

Opportunity knocks with this legally suited bi-level in the sought-after community of Blackwolf! Whether you’re looking to expand your investment portfolio or live upstairs while having someone else help pay your mortgage, this property checks all the boxes. Featuring a legal basement suite with separate entrance, this home offers two fully self-contained living spaces — each with its own kitchen, laundry, and appliances. The upper suite includes a bright, open-concept layout with 2 bedrooms, including a primary bedroom with ensuite and walk-in closet, while the lower suite offers 2 bedrooms and a functional, well-designed layout ideal for long-term tenants. With separate living quarters, investors can maximize rental income from both levels, or homeowners can offset ownership costs by renting out the lower suite. This is true mortgage-helper potential. Additional highlights include: Double detached garage, Corner lot with alley access, Backs onto a field, Bi-level design allowing natural light in both units, All appliances included (2 sets), Strong rental configuration with proven income potential! Located in a family-friendly northside neighbourhood close to parks, schools, and amenities, this property appeals to tenants and owners alike. Whether you’re looking for cash flow, multi-generational living, or a strategic house-hack opportunity, this legally suited property delivers flexibility, revenue, and long-term value.