



**918 Greywolf Run N  
Lethbridge, Alberta**

**MLS # A2287561**



**\$565,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.