



**537 Blackwolf Boulevard N
Lethbridge, Alberta**

MLS # A2303749



\$450,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	Bi-Level		
Size:	972 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Granite Counters, Open Floorplan, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-M

Utilities: -

Inclusions: N/A

Located just over a block away from Legacy Regional Park, this fully finished bi-level is a family friendly option that is turn-key! With a walk-out basement, vaulted ceilings on the main floor, spacious yard and well sized living areas, this practical home will fit a variety of needs! The main floor has 2 bedrooms, 2 four piece bathrooms, granite adorned kitchen and deck access. The basement features 2 additional bedrooms (one with walk-in closet), 4 piece bathroom, laundry room, storage space and family! There's a covered patio, landscaped yard (with concrete pad, which can easily convert to an off-street parking option) and the north facing yard means you'll enjoy sun all day!