



**240 Blackwolf Place N
Lethbridge, Alberta**

MLS # A2109639



\$624,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

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

Inclusions: Deck, Patio

Welcome to the "Aerin" model by Avonlea Homes. This particular home has a WALKOUT BASEMENT BACKING ONTO POND AND PARK. Upon entry, hang up your coats in the beautiful mudroom conveniently situated near the larger garage entrance. Unload your groceries effortlessly with immediate access from the mud room to the walk through pantry, the main floor includes a convenient 2-piece bathroom, and a central staircase. The open concept adds to the entertaining-friendly layout with easy access to the back deck. Large windows throughout allow for natural sunlight to fill the home. The upper level features a spacious bonus room, 2 bedrooms, Master retreat with walk-in closeted 5 piece ensuite with separate tub and shower and dual sinks separated by a sliding barn door. Basement is undeveloped but you can still enjoy the large windows down and the walk out. There is also a bright laundry room with laundry sink. Home is Virtually staged. New Home Warranty. Check out the virtual Tour of the Soutbrook Show home