



**GRASSROOTS**  
REALTY GROUP

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**79 Blackwolf Pass N  
Lethbridge, Alberta**

**MLS # A2111365**



**\$489,900**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

A sleek and functional 2 storey by Stranville Living, The Edderton! Situated on a huge pie shaped lot with 2 parking pads, this 2 storey could easily see a basement suite in its development future! With 3 bedrooms upstairs, 2.5 bathrooms, a bright and open main floor with combo dining, living and kitchen there is plentiful space to enjoy. There are floor to ceiling cabinets in the kitchen and panel-front appliances to match! Quartz counters, an induction cook top and beautiful wood tones make this kitchen warm and elegant. There's amenities in every direction from this home, with a green space across the street, Legacy Regional Park a few blocks west, with major shopping only a few blocks east!