



**244 Blackwolf Place N
Lethbridge, Alberta**

MLS # A2116340



\$624,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 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:	No Neighbours Behind		

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: None

WALKOUT BASEMENT BACKING ONTO A POND IN A CUL-DE-SAC LOCATION! Very functional floor plan with large mudroom and walk through pantry off the over-sized garage. Tall ceilings and lots of glass throughout the main floor for that extra natural light. Modern light fixtures, kohler plumbing fixtures, quartz counter tops. Open staircase leads you to a large primary bedroom . You will enjoy the 5 piece ensuite with dual sinks, and separate tub and shower. Lots of room for those clothes in the walk in closet as well. The bonus room separates the primary bedroom from the 2 kids bedrooms, great for privacy. There is also the convenience of an actual Laundry room upstairs as well. Walkout basement is undeveloped but could have another bedroom, bathroom and family room. Enjoy all the extra natural light down stairs with the large windows. Excellent location close to 73 ACRE Legacy Park, playground, schools, shopping. New Home Warranty. Home is virtually staged.