



**24 Blackwolf LANE N**  
**Lethbridge, Alberta**

**MLS # A2125033**



**\$359,900**

<b>Division:</b>	Blackwolf 2		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Front Landscaping

The "Leo" By Avonlea Homes. THIS ONE IS AN END UNIT WITH LARGER YARD AND ROOM TO BUILD A DOUBLE GARAGE. Super modern town homes located close to Legacy Park. Wide open floor plans, High (painted)ceilings on the main floor, no more Texture. Quartz counter tops, tiled floors in all bathrooms, 3 bedrooms up with ensuite in the primary Bedroom. Convenience of laundry upstairs as well. Single parking pad in front double parking pad in back. Front Landscaping included as well. Excellent location close to all the amenities the 73 ACRE Legacy Park has to offer. Home is virtually Staged. New Home Warranty.