



**734 Greywolf Run N  
Lethbridge, Alberta**

**MLS # A2143902**



**\$639,900**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Quad or More Detached, See Remarks		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Recessed Lighting, Recreation Facilities, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Properties such as this rarely come up. Located in the popular Blackwolf subdivision this house is in immaculate condition. Walking distance to the awesome 73 acre Legacy regional park. Custom built by Avonlea on one of the largest lots (8000 sq ft +) in the entire area! Double attached garage with rear rv parking. What sets this home apart is the other 45' by 30' detached rear garage and studio/gym. Half of the structure is another double garage and the other half was a gym. This would be a great alternative to renting a commercial space for your business or having to pay storage fees for all your toys! The possibilities are endless. Inside you find a beautiful floor plan with tasteful finishes and many thoughtful extras. Lovely kitchen with quartz counters, extra storage, wall oven and gas range. Main floor primary bedroom has a luxurious ensuite featuring soaker tub and custom tiled shower. Upstairs you'll find a bonus family area and 2 piece bathroom plus den. In the bright basement are two more bedrooms, 4 piece bathroom and large family room. Some of the other extras include gas fireplace, upgraded lighting, nest thermostat, trex decking, central air and more. Off the rear entry is a sheltered 2-tier deck with privacy glass. Even with the 1350 sq ft shop there is still a good sized yard! This home is a great value, add this one to your list.