



**6 Blackwolf Pass N  
Lethbridge, Alberta**

**MLS # A2148199**



**\$549,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Blackwolf 2  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,673 sq.ft.   | <b>Age:</b>   | 2023 (1 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Underground Sprinklers |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <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, Pantry, Walk-In Closet(s) |                   |    |

**Inclusions:** None

AVONLEA SHOW HOME NOW FOR SALE IN BLACKWOLF BACKING ONTO PARK. ENJOY THE BENEFITS OF BUYING A SHOW HOME, like landscaping front and Back c/w Irrigation, Fenced Yard, finished garage, Washer/Dryer, Central Air, window coverings, upgraded fixtures and more. Discover modern living in this exquisitely upgraded show home, featuring high-end finishes throughout. The exterior showcases elegant James Hardie siding, stained cedar slat walls, and striking brick accents, creating a welcoming facade. Step through the upgraded front door with a glass insert into a stylish entryway with a custom-built bench. The kitchen impresses with a custom tiled hood fan, quartz countertops, and sleek cabinetry. The living area offers a cozy atmosphere with an electric fireplace, while the stairwell features a beautiful modern railing. The luxurious ensuite has a fully tiled shower, quartz ledge, and matte black Kohler fixtures. Additional highlights include a custom lighting package, barn doors with accent paint in the primary bedroom, and a spacious rear deck. Bonus upgrades enhance the home's appeal, with full landscaping, stainless steel Samsung appliances, and a prime location backing onto a park pathway, offering the perfect blend of comfort and convenience. NHW