



**6 Blackwolf Pass N
Lethbridge, Alberta**

MLS # A2148199



\$549,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	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