



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**44 Blackwolf Lane N
Lethbridge, Alberta**

MLS # A2174480



\$349,900

Division:	Blackwolf 2		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	996 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

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		

Inclusions: None

The "Leo" By Avonlea Homes. 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, 2 or 3 bedrooms models. This one is a 2 bedroom model with dual masters and dual ensuites. Convenience of laundry upstairs as well. Single parking pad in front double parking pad in back. Fully Landscaped and Fenced Back Yard included as well.This particular unit is the middle unit, end units are for sale as well at a different price point. Excellent location close to all the amenities the 73 ACRE Legacy Park has to offer. New Home Warranty. Directions: