



GRASSROOTS
REALTY GROUP

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

**178 Greywolf Road N
Lethbridge, Alberta**

MLS # A2202748



\$499,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: See Remarks

Priced Under \$500,000 this well cared for home is ready for its new owner. At 1385 sq. ft., built in 2018, it offers 3 bedrooms and 2.5 bathrooms, including a spacious primary suite with a walk-in closet and ensuite. The bright, open-concept main floor features a modern kitchen with a large corner pantry and added storage, flowing into a cozy living and dining area. A convenient main floor laundry room and an attached double garage add to the home's practicality. The recently developed basement provides extra living space with the potential for a fourth bedroom and includes a rough-in for an additional bathroom. Outside, the fully landscaped and fenced yard features garden boxes and a large deck — perfect for relaxing or entertaining. Located near Blackwolf Park and surrounded by walking paths, this home combines modern comfort with access to nature. Don’t miss the chance to make this move-in-ready property yours — come see it for yourself! Contact your Realtor to book your own private tour.