



GRASSROOTS
REALTY GROUP

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**685 Blackwolf Boulevard N
Lethbridge, Alberta**

MLS # A2211294



\$419,900

Division:	Blackwolf 2		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,100 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, 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:	Bathroom Rough-in, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Coming soon to the award winning Blackwolf community, the Luca II duplexes offer a perfect combination of style, function, and unbeatable location. These thoughtfully designed homes feature 3 bedrooms, 2.5 bathrooms, and 1,100 sq. ft. of modern living space, complete with a rear attached single garage, full fencing and landscaping, and NO CONDO FEES. Premium finishes include upgraded James Hardie accent siding, Kohler plumbing fixtures, and stainless steel Samsung appliances, with two designer color packages to choose from. The convenient upstairs laundry and an undeveloped basement set up for a family room, a 4th bedroom, and an additional full bathroom offer endless possibilities for customization. Just a short walk to the 73-acre Legacy Park, residents will enjoy fantastic amenities like the spray park, pickleball courts, playgrounds, scenic walking paths, and two nearby dog parks. With shopping, schools, and other essentials close by, this is your chance to own in one of Lethbridge's most sought-after neighborhoods, offering a perfect balance of modern living and outdoor convenience. Home is virtually Staged. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply