



GRASSROOTS
REALTY GROUP

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**302 Uplands Boulevard N
Lethbridge, Alberta**

MLS # A2290461



\$469,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: fridge, stove, dishwasher, OTR Microwave/Hoodfan, washer, dryer, A/C

Welcome to modern living in Blackwolf — a 2021 Avonlea-built, two-storey detached home that blends contemporary finishes with practical design. Situated directly across the street from the community's developing parks and close to schools and shopping, this bright, open-concept residence is in near new-conditions and move-in ready. Step into a great-room layout with freshly painted walls, brand-new main plank flooring and a show-stopping kitchen featuring sleek white cabinetry, quartz countertops and black iron light fixtures for a timeless, modern contrast. The main floor flows effortlessly for everyday living and entertaining. Upstairs offers a great primary suite with ensuite and walk in closet, and two more spacious bedrooms and a full bathroom. Even your laundry is handy on this upper floor. The unfinished basement provides a blank canvas for future development — playroom, home gym, or additional living space. Outside, low-maintenance landscaping and a paved backalley lead to a large double detached garage and a 9ft overhead door, built to fit your truck, complete with natural gas rough-in for a future furnace. This great community has several neighbourhood parks, many with water features, pathways and family-friendly amenities. Blackwolf Park with Lethbridge's first official cricket pitch. Wolfridge Park, located in the heart of Blackwolf, with waterfalls, and pathways, and Wolfrun Park perfect for short walks and birdwatching. But the highlight is the expansive LEGACY PARK featuring large multi-use green spaces and naturalized areas, paved pathways, walking, cycling, and many family-friendly spaces for picnics and relaxation. Call your real estate professional and come see all the great things BLACKWOLF has to offer.

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