



GRASSROOTS
REALTY GROUP

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**633 Blackwolf Boulevard N
Lethbridge, Alberta**

MLS # A2301099



\$415,000

Division:	Blackwolf 1		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,159 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Garden		

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

Inclusions: Window roller blinds, Flower beds outside

Welcome to this recently built half-duplex in the desirable Blackwolf community on Lethbridge's north side. This modern 3 Bedroom, south-facing home offers a bright, functional layout with plenty of natural light throughout—and the added comfort of central air conditioning for those warm summer days. A standout feature is the detached double garage, providing ample parking and storage. The landscaped yard includes a fenced backyard, and the home is located within a 15-minute walk to Legacy Park—offering expansive green space and scenic walking paths. You'll also enjoy convenient access to nearby shopping and everyday essentials. A fantastic opportunity in a growing, family-friendly neighborhood.