



GRASSROOTS

REALTY GROUP

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**80 Blackwolf Lane N
Lethbridge, Alberta**

MLS # A2319657



\$414,900

Division:	Blackwolf 2		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	966 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, See Remarks, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Central Air, All Window Coverings, Garage Door Opener + Controls

This beautiful, Blackwolf townhome still shows like new! A bright, open concept with high ceilings, spacious main floor living room/ dining area, gleaming white kitchen featuring an island with eating bar and two pantry areas. The main floor also has a 2 piece bathroom and garden door to the larger than normal back yard. Upstairs boasts 3 bedrooms, a primary 3 piece ensuite, additional four piece bathroom & stacking washer/dryer. This modern unit has quartz countertops through-out, main floor laminate, tiled bathroom floors, tile around the bathtub & central air. Located on the corner, the large, fully fenced back yard is also landscaped with a seating area and DOUBLE, HEATED detached GARAGE! Front parking pad, back lane and right across from a pond and green space! Enjoy this fantastic property and all the amenities Blackwolf has to offer including the 73 acre Legacy Park. Close to shopping, dining ,multiple walking & biking paths, make this a great package!