



GRASSROOTS
REALTY GROUP

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633 Blackwolf Boulevard N
Lethbridge, Alberta

MLS # A2331563



\$400,000

Division:	Blackwolf 1		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,244 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

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

Inclusions: Fridge, Stove, Dishwasher, All window coverings.

Welcome to this beautifully maintained half duplex in the sought-after community of Blackwolf. With its bright, open layout, stylish finishes, and move-in ready condition, air conditioning, this home is perfect for first-time buyers, young families, or anyone looking for low-maintenance living. The main floor features an open and inviting living space with large windows that fill the home with natural light, durable laminate flooring, and elegant picture frame moulding that adds warmth and character. The kitchen is both functional and timeless, offering white cabinetry, quartz countertops, stainless steel appliances, and plenty of space for cooking and entertaining. Upstairs, the spacious primary suite includes a walk-in closet and a beautifully appointed ensuite with dual sinks, a large shower, and bright, modern finishes. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. The undeveloped basement offers excellent potential for future expansion, with room for a fourth bedroom, family room, and an additional bathroom. Outside, enjoy a fully fenced backyard and detached garage, providing both privacy and convenience. Located close to parks, walking paths, schools, and other amenities, this is a fantastic opportunity to own a beautiful home in one of Lethbridge's most desirable neighbourhoods.