



GRASSROOTS
REALTY GROUP

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421 Blackwolf Boulevard N
Lethbridge, Alberta

MLS # A2346018



\$719,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

TRIPLE CAR GARAGE HOME ACROSS FROM LEGACY PARK. Meet the Aerin II, a beautifully upgraded home designed to combine standout style with everyday functionality. Priced at \$719,900, this home features a triple car garage and an impressive exterior with upgraded James Hardie Monterey Taupe accent siding, dark brown wood look metal siding, off white accent stone, a rich walnut garage door, and upgraded black windows on the front elevation. A custom stained cedar slat wall on the front veranda and an upgraded front entry door with a glass insert add more character before you even step inside. Throughout the home, stained maple and painted MDF slab profile cabinetry creates a warm, modern feel, complemented by upgraded quartz countertops in the kitchen, half bath and ensuite, as well as elegant gold transitional style light fixtures. The living space is anchored by a stained maple fireplace mantel with an upgraded tile surround, while the ensuite offers upgraded white stone inspired shower tile and a Kohler hand shower for a luxurious touch. Beautiful custom details continue throughout the home with painted MDF shelving in the pantry and laundry, plus a custom mudroom bench finished with taupe accent paint. The Unfinished basement is set up for family room, bedroom and another full bathroom. Enjoy the triple garage for parking and extra storage. From the stunning exterior to the carefully selected finishes inside, the Aerin II is a home designed to make everyday living feel a little more special. NHW. Home is virtually staged. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY