



GRASSROOTS
REALTY GROUP

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425 Blackwolf Boulevard N
Lethbridge, Alberta

MLS # A2346036



\$609,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 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, Skylight(s), Walk-In Closet(s)		

Inclusions: None

BUNGALOW LIVING FACING LEGACY PARK. The Bennett is a beautiful 2 bedroom, 2 bathroom modern living Bungalow with wide open space, great for entertaining. Inviting entrance with custom built in bench , large kitchen with Quartz counter tops, under mount Blanco white sink in the island. In the winter time cozy up by the 60" Electric fireplace. High ceilings throughout, 4 x 4 skylight in kitchen for extra light. Primary bedroom located at the back of the home has walk in closet, ensuite with dual under mount sinks, 5' tiled shower.The basement is undeveloped but set up for large family room, 2 more bedrooms and another full bathroom. You will love the laundry/ Mudroom located just off your 22' x 24' garage. Perfectly situated right across from Legacy Park, with convenient access to all essentials and just a quick 5 minute drive to a nearby dog park. Bungalow living across from a park doesn't come along very often. NHW.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY