



GRASSROOTS
REALTY GROUP

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**182 Caribou Bend N
Lethbridge, Alberta**

MLS # A2348862



\$539,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,312 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Interior Lot, Lawn, Level, Private, St		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All window Blinds

Discover a thoughtfully designed haven within Blackwolf 2, Lethbridge's sought-after north side community, where modern living meets serene surroundings. This newly constructed two-storey house, boasting 1312 square feet above grade and 559 below offers a seamless blend of comfort and functionality. Inside, vinyl plank flooring flows throughout, complemented by carpeted bedrooms and ceramic tile accents. Quartz countertops elevate the kitchen's style including a convenient kitchen island and pantry. Enjoy the luxury of new Samsung Appliances, ensuring effortless cooking and entertaining for years to come. A Culligan water softener and reverse osmosis water filtration are included in the sale for a premium water quality experience. Upstairs, three bedrooms provide restful retreats, including a primary suite featuring a walk-in closet and ensuite with a soaking tub. Below grade, an unfinished full basement provides potential for future expansion or a recreational area. Moving to the backyard a blank canvas is ready for your ideas. A 30x15 foot poured reinforced concrete pad with electrical service is ready for a second garage or studio. While outside, you'll find a fully landscaped yard with a 34x12 foot poured, reinforced concrete patio, a 9'x9' deck with black aluminum railing, and a fenced dog run, creating a secure space for your beloved pets. Premium programmable exterior LED lighting adds a premium feel to your outside adventures. This home includes a certified new home warranty giving you peace of mind for the future. Nearby community amenities include legacy park, multiple lakes, playgrounds, and schools. Don't wait on this beautiful home, book a showing with your favorite real estate agent today!

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