

# \$359,900 - 44 Blackwolf Lane N, Lethbridge

MLS® #A2174480

**\$359,900**

2 Bedroom, 3.00 Bathroom, 996 sqft

Residential on 0.05 Acres

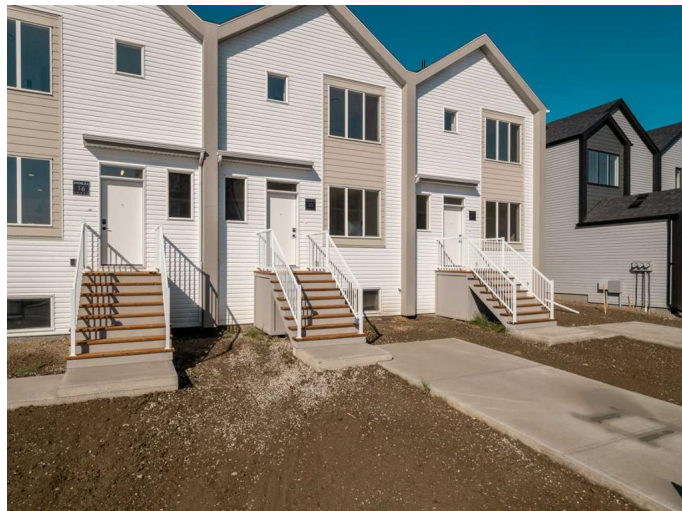
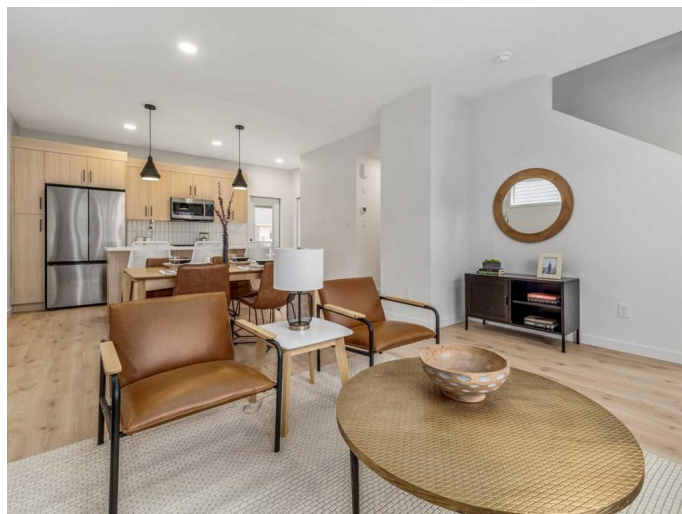
Blackwolf 2, Lethbridge, Alberta

The "Leo" By Avonlea Homes. Super modern town homes located close to Legacy Park. Wide open floor plans, High (painted) ceilings on the main floor, no more Texture. Quartz counter tops, tiled floors in all bathrooms, 2 or 3 bedrooms models. This one is a 2 bedroom model with dual masters and dual ensuites. Convenience of laundry upstairs as well. Single parking pad in front double parking pad in back. Fully Landscaped and Fenced Back Yard included as well. This particular unit is the middle unit, end units are for sale as well at a different price point. Excellent location close to all the amenities the 73 ACRE Legacy Park has to offer. Home is virtually staged. New Home Warranty.

Built in 2023

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2174480      |
| Price          | \$359,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 996           |
| Acres          | 0.05          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 44 Blackwolf Lane N |
| Subdivision | Blackwolf 2         |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1H7J2              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Stove, Range Hood |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Landscaped                         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2024 |
| Days on Market | 184                |
| Zoning         | RM                 |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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