

578 Blackwolf Boulevard N
Lethbridge, Alberta

MLS # A2163591



\$425,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

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

Inclusions: TV wall mount brackets, projector, screen, moveable shed, gazebo

This 2-storey single-family home in Blackwolf offers 1,897 square feet of developed space. Ideal for families and professionals, it features 4 bedrooms and 2.5 bathrooms, including a primary bedroom with a 4-piece ensuite. The main floor includes a spacious living area, a kitchen with modern appliances (fridge, stove, built-in microwave, and dishwasher), and a convenient half-bath. The fully landscaped backyard includes a patio with a gazebo, perfect for BBQs. Alley access and a double parking pad add to the convenience. Located near Legacy Park with walking paths and greenspace, the home is close to shopping, restaurants like Sobeys and Original Joe's, and offers easy access to downtown Lethbridge via Scenic Drive. With 4 bedrooms, 2.5 bathrooms, and a front covered porch for enjoying time outdoors, this home is ready for you to move in and make it your own.