

# \$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	174
Zoning	RM

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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