# \$669,900 - 401 Blackwolf Boulevard N, Lethbridge

MLS® #A2253938

## \$669,900

3 Bedroom, 3.00 Bathroom, 2,048 sqft Residential on 0.11 Acres

Blackwolf 2, Lethbridge, Alberta

Welcome to the Sav by Avonlea Homes! This bright and modern home is located in Black Wolf over-looking Legacy Park. Enjoy the view of the park from your Living Room, Bonus Room and Master. The interior features an open-concept floor plan with large windows. The living room features an electric fireplace and a sliding glass patio door to seamlessly transition to outdoor living on the front deck. The kitchen also features a walk-through pantry with direct access to the rear attached garage. The main floor also includes a powder bathroom and a large mud room with custom lockers. The upper floor includes a master bedroom, two kids bedrooms, bathroom, bonus room, and deck. The master ensuite and bonus room have access to the second-storey deck over looking Legacy Park. The master ensuite features a 5-piece bathroom and spacious walk-in closet. The convince of a Laundry Room is also upstairs. Worried about yard space, don't be! you have 73 acres right outside your front door step. Located in the quiet community of Black Wolf yet only minutes away from shopping, schools and the down town core. Home virtually staged. NHW. There are only so many lots over-looking this wonderful park.







Built in 2025

### **Essential Information**

MLS® # A2253938

Price \$669,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,048

Acres 0.11

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 401 Blackwolf Boulevard N

Subdivision Blackwolf 2

City Lethbridge

County Lethbridge

Province Alberta

Postal Code T1h7J5

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,

Refrigerator

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features None

Lot Description Back Lane, Corner Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 19th, 2025

Days on Market 31

Zoning RM

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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