

\$579,900 - 46 Blackwolf Pass N, Lethbridge

MLS® #A2096718

\$579,900

3 Bedroom, 3.00 Bathroom, 1,974 sqft

Residential on 0.09 Acres

Blackwolf 2, Lethbridge, Alberta

She's a thing of beauty this one, the Perth III by Stranville Living! A soaring 2 storey with the WOW factor - beautiful, bright and welcoming! This home wraps around on both the main and upper floors, making its functionality second to none. An open concept living/dining/kitchen with fireplace, butlers pantry, quartz counters and a perfect view onto the green space behind your home! The main floor is finished off with a well sized mudroom and 2 piece bathroom. The second floor has a bonus living space, 2 bedrooms, 4 piece bathroom, dedicated laundry and the primary suite... speechless! 5 piece ensuite with soaker tub, tiled shower with niche, separate toilet room and dual vanities. Your primary suite also enjoys that green strip view. The basement has over 700 sq/ft ready for development, what more are you waiting for?

Built in 2022

Essential Information

MLS® #	A2096718
Price	\$579,900
Sold Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,974



Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Blackwolf Pass N
Subdivision	Blackwolf 2
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Induction 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	Other
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 5th, 2023
Date Sold	June 4th, 2024
Days on Market	182
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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