

\$534,900 - 35 Blackwolf Bay N, Lethbridge

MLS® #A2105148

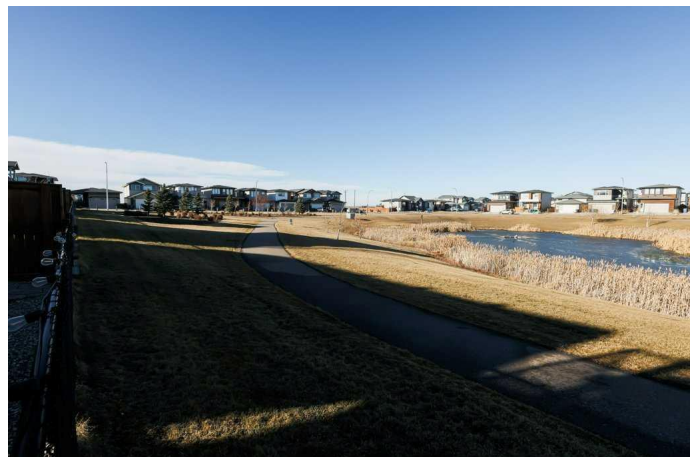
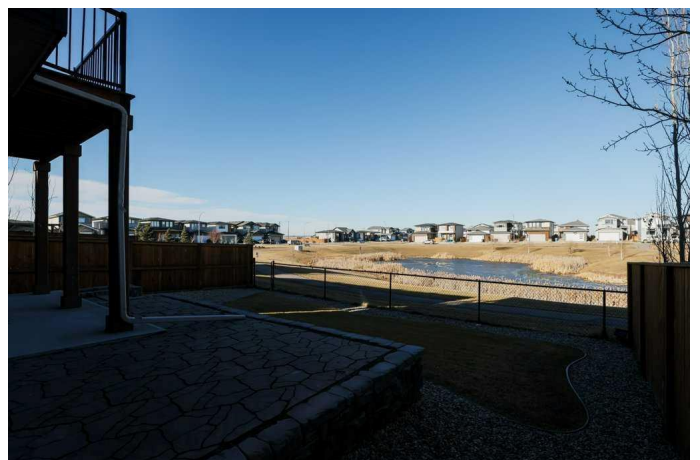
\$534,900

4 Bedroom, 3.00 Bathroom, 1,437 sqft

Residential on 0.11 Acres

Blackwolf 1, Lethbridge, Alberta

Welcome to 35 Blackwolf Bay. Built by Avonlea, this Bayview home has great street appeal and will draw you in. Open the front door to a spacious foyer bathed in natural light with coat closet for your convenience. Head up the steps to find a culinary bliss in this open-concept two toned kitchen, where style meets functionality. There's a two-tier island providing ample space along with quartz countertops, eye catching backsplash, a custom built hood fan and a wall of built in extra cabinets for added extra storage. Enjoy your meals in the dining area while taking in the stillness of the pond and walking path just behind. Adjacent to these is the living room, featuring lofty ceilings and built in gas fireplace for cozy evenings. Multiple windows adorn the back wall, offering panoramic views. On this floor you'll also find a bedroom, 4pc bathroom and the laundry area as well. Up the steps awaits your private sanctuary, the primary suite where you can soak the day away in the tub of the 5pc en suite. His and her sinks make sharing simple, the walk in shower is also a great feature. There's plenty of space for the days and night outfits in the large walk in closet. This area really is the perfect blend of practicality and tranquility. The fully finished walk out basement offers even more space for the growing family. With 2 more good sized bedrooms, a 3rd full bathroom and the family room, there's sure to be enough room! Outside you'll enjoy the beautiful landscaped patio area for gatherings and



entertaining with friends and family. Also, the attached double garage with not one but 2 overhead doors makes parking two vehicles inside a breeze! Move in, hang some patio lights and enjoy all this family home has to offer.

Built in 2014

Essential Information

MLS® #	A2105148
Price	\$534,900
Sold Price	\$530,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,437
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	35 Blackwolf Bay N
Subdivision	Blackwolf 1
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7C9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s)
Appliances	See Remarks

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	February 20th, 2024
Days on Market	18
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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