

# \$379,900 - 36 Blackwolf Lane N, Lethbridge

MLS® #A2160860

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.06 Acres

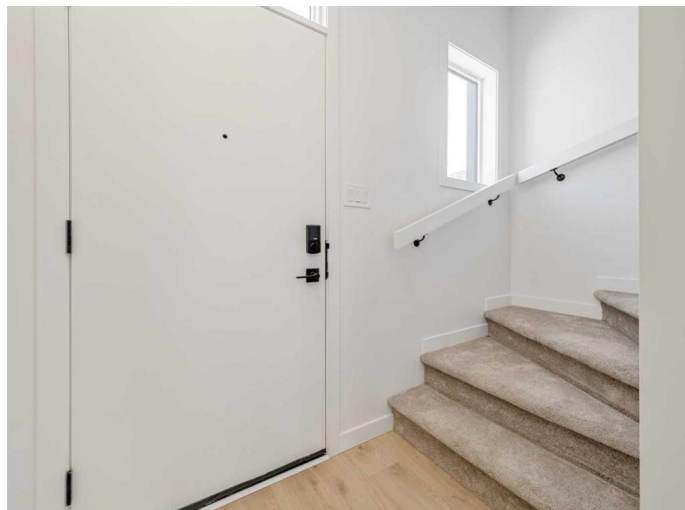
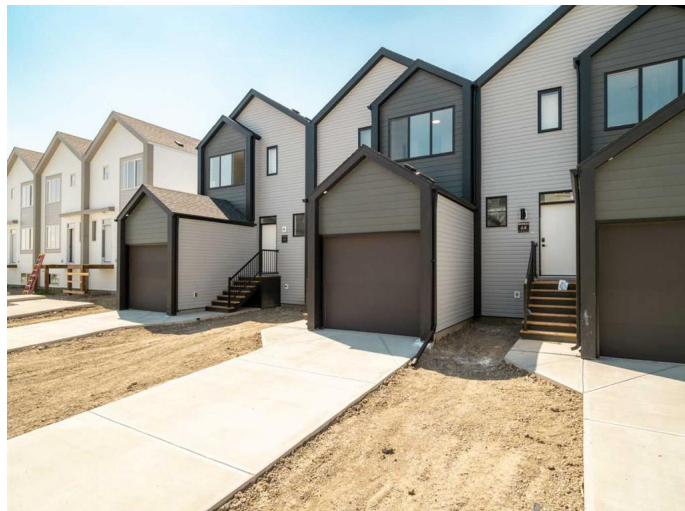
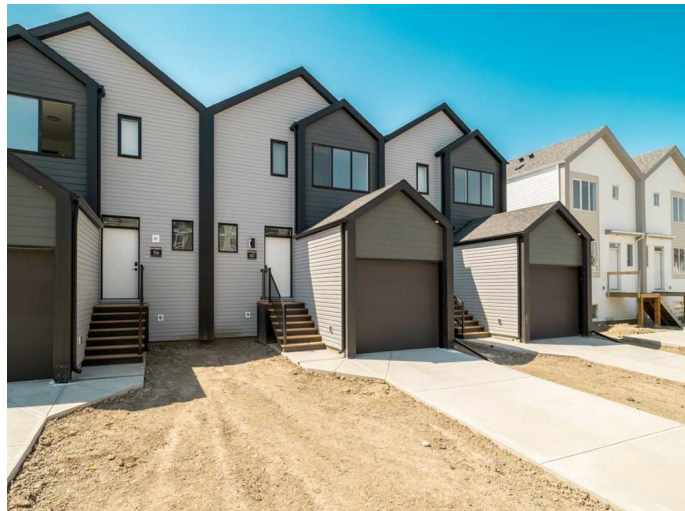
Blackwolf 2, Lethbridge, Alberta

NO CONDO FEES on the brand new END UNIT town home by Avonlea. Similar to the ever popular Skye units on the Westside. These units come in 2 or 3 bedroom models. This particular one has 3 bedrooms up, 3 piece ensuite, convenience of Laundry as well. Enjoy the single garage for those cold winter days. Basement is undeveloped. Price includes Kitchen appliances, quartz counter tops, tile floors in bathrooms. Great location close to Legacy Park, schools, Shopping. New Home Warranty. Virtually staged

Built in 2023

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2160860      |
| Price          | \$379,900     |
| Sold Price     | \$379,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,101         |
| Acres          | 0.06          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 36 Blackwolf Lane N |
| Subdivision | Blackwolf 2         |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1H7J2              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island                                               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane, Landscaped              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | August 29th, 2024  |
| Date Sold      | October 10th, 2024 |
| Days on Market | 42                 |
| Zoning         | RM                 |
| HOA Fees       | 0.00               |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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