

\$585,000 - 94 Blackwolf Bay N, Lethbridge

MLS® #A2169867

\$585,000

4 Bedroom, 4.00 Bathroom, 1,827 sqft

Residential on 0.08 Acres

Blackwolf 2, Lethbridge, Alberta

A complete family home in the Blackwolf community! This fully finished 2 storey is nothing short of spectacular - there's no rear neighbors, you face Wolfrun Park. Your morning views of this park from the primary bedroom is absolutely stunning! AND you're a mere block away from Legacy Regional Park which has pickle ball courts, splash park, playground and beautiful walking paths! The welcoming and thoughtful floor plan greets you with an open concept main floor with a focus on entertaining! Spacious kitchen with large island, privacy to your mudroom and plentiful natural light with west-facing rear windows. A cozy gas fireplace in the living room and convenient 2 piece bathroom round out the main floor. Heading upstairs there's a skylight above the stairs to bring even more natural light to the home! There's a bonus family room up that separates the primary from the 2 bedrooms, 4 piece bathroom and with a designated laundry room on this floor, laundry day just became much easier! The primary has a large walk-in closet, 5 piece ensuite and enjoys amazing views of Wolfrun Park. The basement was custom finished with a wet bar, family room centered around your second fireplace (electric), enjoys a 3 piece bathroom, 4th bedroom that is ideal for guests and storage space! The backyard is thoughtfully finished for both kids and adults; there's a patio, gravel area for a trampoline/playset, turf area and still some grass! Quite simply, this is as turn-key as they come! Still even smells like



a new home!

Built in 2016

Essential Information

MLS® #	A2169867
Price	\$585,000
Sold Price	\$560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,827
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	94 Blackwolf Bay N
Subdivision	Blackwolf 2
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7E9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Pantry, Quartz Counters, Skylight(s), Wet Bar
Appliances	Central Air Conditioner, Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	December 2nd, 2024
Days on Market	60
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.