

\$489,900 - 79 Blackwolf Pass N, Lethbridge

MLS® #A2178593

\$489,900

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.11 Acres

Blackwolf 1, Lethbridge, Alberta

Welcome to the "Edderton" by Stranville Living Master Builder, located in the award-winning north side community of BlackWolf. This neighborhood is conveniently located between 13th St. and 28th St. North and includes several parks, such as Wolfridge Park, Wolfrun Park, and the expansive Legacy Park. Take advantage of the recreational activities available in this community by enjoying the spray park, skate park, and both tennis and pickleball courts. Enough about the community, let's get to the home. The Edderton model flows nicely from the front entry to the ample living room through the kitchen and into a well-lit dining room. The beautifully appointed kitchen comes with Adora Cabinets extended to the ceiling, fully tiled backsplash, and quartz countertops on both the base kitchen cabinets and the island. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. On the upper level you'll find all three bedrooms, the main bathroom, and the laundry room set up for a stacking unit beside several shelves for storage. While the house is the real star of this property, we can't neglect to mention the massive pie-shaped lot that measures an impressive 130' along the east boundary and is over 4,900 square feet in total. Thank goodness your neighbors on either side have already built a fence! High



efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2178593 |
| Price | \$489,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,400 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 79 Blackwolf Pass N |
| Subdivision | Blackwolf 1 |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1H 7H8 |

Amenities

| | |
|----------------|---------------------------|
| Parking Spaces | 4 |
| Parking | Parking Pad, Alley Access |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Kitchen Island |
|-------------------|--|

| | |
|--------------|--|
| Appliances | Built-In Refrigerator, Dishwasher, Induction Cooktop, Microwave, Oven-Built-In, Range Hood |
| Heating | Forced Air, Natural Gas, High Efficiency |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance |
| Lot Description | Back Yard, Back Lane, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 15th, 2024 |
| Days on Market | 156 |
| Zoning | R-M |

Listing Details

| | |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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.