

# \$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
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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	165
Zoning	R-M

## Listing Details

Listing Office	REAL BROKER
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