# \$419,900 - 685 Blackwolf Boulevard N, Lethbridge

MLS® #A2211294

## \$419,900

3 Bedroom, 3.00 Bathroom, 1,100 sqft Residential on 0.06 Acres

Blackwolf 2, Lethbridge, Alberta

Welcome to the Luca II duplexes offer a perfect combination of style, function, and unbeatable location. These thoughtfully designed homes feature 3 bedrooms, 2.5 bathrooms, and 1,100 sq. ft. of modern living space, complete with a rear attached single garage, full fencing and landscaping, and NO CONDO FEES. Premium finishes include upgraded James Hardie accent siding, Kohler plumbing fixtures, and stainless steel Samsung appliances, with two designer color packages to choose from. The convenient upstairs laundry and an undeveloped basement set up for a family room, a 4th bedroom, and an additional full bathroom offer endless possibilities for customization. Just a short walk to the 73-acre Legacy Park, residents will enjoy fantastic amenities like the spray park, pickleball courts, playgrounds, scenic walking paths, and two nearby dog parks. With shopping, schools, and other essentials close by, this is your chance to own in one of Lethbridge's most sought-after neighborhoods, offering a perfect balance of modern living and outdoor convenience. Home is virtually Staged. NHW. FIRST TIME **BUYER! ASK ABOUT THE NEW** GOVERNMENT GST REBATE. Certain restrictions apply





Built in 2024

#### **Essential Information**

MLS® # A2211294 Price \$419,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,100
Acres 0.06
Year Built 2024

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

# **Community Information**

Address 685 Blackwolf Boulevard N

Subdivision Blackwolf 2
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H7H7

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Bathroom Rough-in, Kitchen Island, Quartz Counters, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer

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

Foundation Poured Concrete

## **Additional Information**

Date Listed April 19th, 2025

Days on Market 198 Zoning RM

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE



