

# \$499,900 - 173 Caribou Bend N, Lethbridge

MLS® #A2222121

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,307 sqft

Residential on 0.09 Acres

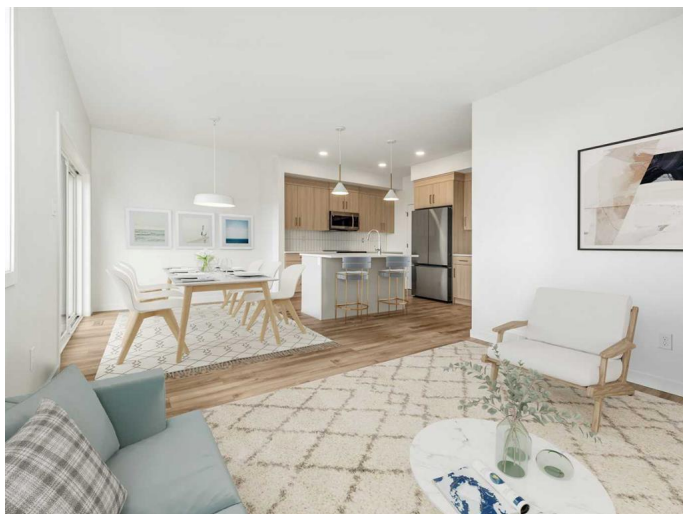
Blackwolf 2, Lethbridge, Alberta

The popular "Grayson" model by Avonlea Homes . Nice and open floor plan on the main floor, 9' ceilings, large windows for that extra sunlight, quartz countertops, and Kohler fixtures. Great corner pantry in the kitchen for storage. Upstairs there are 3 nice bedrooms, full bath, convenience of laundry, master bedroom with walk in closet and ensuite with 5' shower. The Basement is undeveloped but set up for family room, 4th bedroom and another full bath. Enjoy the insulated Double attached garage to keep those vehicles warm and dry. Located in the new phase of Blackwolf close to walking trails, 73 acre Legacy Park and lots of amenities. Easy access to downtown core. Home is Virtually Staged. New Home Warranty. FIRST TIME HOME BUYER, ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222121  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,307     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 173 Caribou Bend N |
| Subdivision | Blackwolf 2        |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1H7J8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)   |
| 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                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 77             |
| Zoning         | RM             |

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.