



Anne French  
Your REALTOR®  
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76 Blackwolf Lane N  
Lethbridge, Alberta

MLS # A2164229



**\$349,900**

<b>Division:</b>	Blackwolf 2		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

The "Leo" By Avonlea Homes. Super modern town homes located close to Legacy Park. Wide open floor plans, High (painted)ceilings on the main floor, no more Texture. Quartz counter tops, tiled floors in all bathrooms, 3 bedrooms up with ensuite in the primary Bedroom. Convenience of laundry upstairs as well. Single parking pad in front double parking pad in back. Fully Landscaped and Fenced Back Yard included as well.This particular unit is the middle unit, end units are for sale as well at a different price point. Excellent location close to all the amenities the 73 ACRE Legacy Park has to offer. New Home Warranty.