

**52 Blackwolf Lane N**  
**Lethbridge, Alberta**

**MLS # A2174493**



**\$359,900**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Blackwolf 2                      |               |                  |
| <b>Type:</b>     | Residential/Four Plex            |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 996 sq.ft.                       | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Parking Pad          |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, 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, 2 or 3 bedrooms models. This one is a 2 bedroom model with dual masters and dual ensuites. 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 end unit. Excellent location close to all the amenities the 73 ACRE Legacy Park has to offer. Home is virtually staged. New Home Warranty.