

# \$419,900 - 677 Blackwolf Boulevard N, Lethbridge

MLS® #A2223582

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,100 sqft

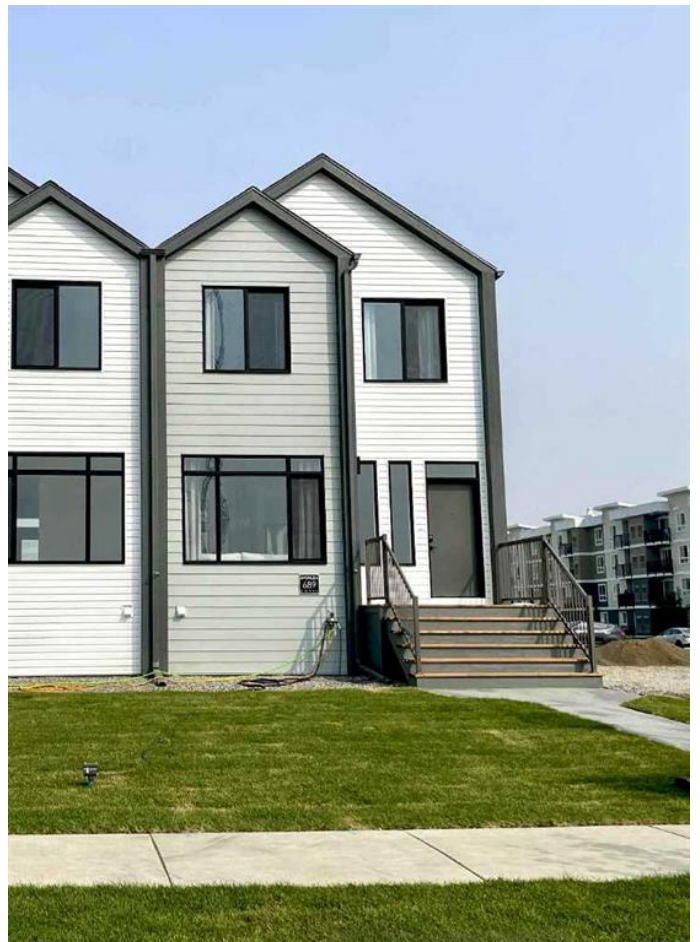
Residential on 0.06 Acres

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. NHW, FIRST TIME HOME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE WHERE YOU COULD RECEIVE THOUSANDS. Certain restrictions apply.

Built in 2025

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2223582               |
| Price          | \$419,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,100                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 677 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 | Kitchen Island, Quartz Counters, Walk-In Closet(s)                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, 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    | July 29th, 2025 |
| Days on Market | 100             |
| Zoning         | RM              |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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