

# \$599,900 - 79 Blackwolf Pass N, Lethbridge

MLS® #A2250509

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.11 Acres

Blackwolf 1, Lethbridge, Alberta

Welcome to the NEW and IMPROVED Edderton model by Stranville Living, located in the award-winning north Lethbridge community of BlackWolf. What's so new and improved? The builder added a 2-bedroom LEGAL SECONDARY SUITE! Ok, but what makes it legal? Well, as opposed to a non-conforming suite, a legal suite comes with fire protection, secondary heating system, egress windows, additional parking, and a separate entrance. This builder prefers legal suites and so should you. Let's talk about BlackWolf! This community is all about parks and is home to Wolfridge Park, Wolfrun Park, and of course, the expansive Legacy Regional Park, which has a spray park, skate park, and both tennis and pickleball courts, just to name a few of the features. Let's get to the house! The Edderton model flows nicely from the front entry to the ample living room through the kitchen and into a well-lit dining room. The main floor includes a beautifully appointed kitchen by Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and island with extended bar. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. On the upper level, you'll find all three bedrooms, the main bathroom, and the laundry room set up for a stacking unit beside several shelves for



storage. We referenced the LEGAL SECONDARY SUITE earlier, so you'll need to see it when touring the property. It has a full kitchen with eating area, two bedrooms, and full bathroom and laundry area. While the house is the real star of this property, we can't neglect to mention the massive pie-shaped lot that measures an impressive 130' along the east boundary and is over 4,900 square feet in total size. Yard is fully fenced and the south facing deck is ready to go! High efficient mechanical equipment, Low E windows, and spray foam in the rim joists that help keep your heating and cooling costs in check.

Built in 2024

**Essential Information**

MLS® #	A2250509
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	79 Blackwolf Pass N
Subdivision	Blackwolf 1
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7H8

**Amenities**

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Front Drive, Off Street, Other, Parking Pad

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Built-In Refrigerator, Dishwasher, Electric Oven, Electric Range, Induction Cooktop, Microwave, Range Hood, Refrigerator, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Level, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	R-M

## Listing Details

Listing Office	REAL BROKER
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