# \$629,900 - 413 Blackwolf Boulevard N, Lethbridge

MLS® #A2253013

## \$629,900

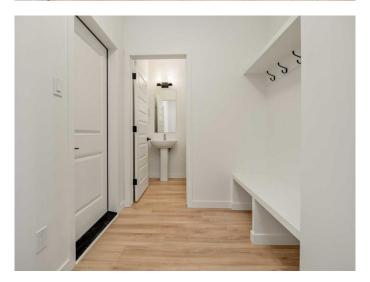
3 Bedroom, 3.00 Bathroom, 1,873 sqft Residential on 0.11 Acres

Blackwolf 2, Lethbridge, Alberta

Welcome to the Avery! NEW DESIGN By Avonlea Homes. This one is A TRIPLE CAR GARAGE RIGHT ACROSS THE STREET FROM THE BEAUTIFUL LEGACY PARK. This stunning property features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Basement is undeveloped but set up for family room, 4th bedroom and another full bathroom. Home is virtually Staged. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply







Built in 2025

#### **Essential Information**

MLS® # A2253013 Price \$629,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,873 Acres 0.11 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 413 Blackwolf Boulevard N

Subdivision Blackwolf 2
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H7J5

### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

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 September 18th, 2025

Zoning RM

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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