

# \$530,000 - 119 Blackwolf Pass N, Lethbridge

MLS® #A2263523

**\$530,000**

5 Bedroom, 3.00 Bathroom, 1,034 sqft

Residential on 0.10 Acres

Blackwolf 1, Lethbridge, Alberta

Welcome to this stunning 5-bedroom, 3-bathroom legally suited home located in the highly desired Blackwolf community of North Lethbridge. Built in 2021 by Avonlea Homes, this property showcases modern design and high-end finishes throughout. The upper level offers an open-concept layout that flows seamlessly from the living room to the dining area and into the beautifully designed kitchen, complete with large stone countertops, ample cabinetry, and a spacious pantry. On the main level, you'll find three generous bedrooms and two stylish 4-piece bathrooms, including a primary ensuite with dual sinks. Each bedroom features a well-sized closet, and the unit includes private in-suite laundry for added convenience. The lower level boasts a bright and spacious 2-bedroom, 1-bathroom legal suite with its own private entrance. The suite features an open-concept living and dining area, a modern kitchen with plenty of counter space, and two large bedrooms – the primary featuring a spacious walk-in closet. Stacked laundry is also included for the exclusive use of the suite's occupants. Outside, enjoy a fully fenced backyard, a large front driveway, and an additional parking pad in the rear, offering ample space for vehicles or guests. Perfectly situated across from a green strip and close to shopping, schools, restaurants, and parks, this home is ideal for both homeowners and investors alike. Don't miss your opportunity to own this modern, income-generating property in one of



Lethbridge's most sought-after and fastest growing neighbourhoods!

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263523    |
| Price          | \$530,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,034       |
| Acres          | 0.10        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 119 Blackwolf Pass N |
| Subdivision | Blackwolf 1          |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1H 7H8              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Storage, Vinyl Windows, Stone Counters       |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central                                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full, Exterior Entry, Suite                                |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Yard, Corner Lot            |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Cement Fiber Board |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-M               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | CLEARVIEW PROPERTY MANAGEMENT LTD. |
|----------------|------------------------------------|

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