

# \$534,900 - 75 Blackwolf Pass N, Lethbridge

MLS® #A2259877

**\$534,900**

4 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.08 Acres

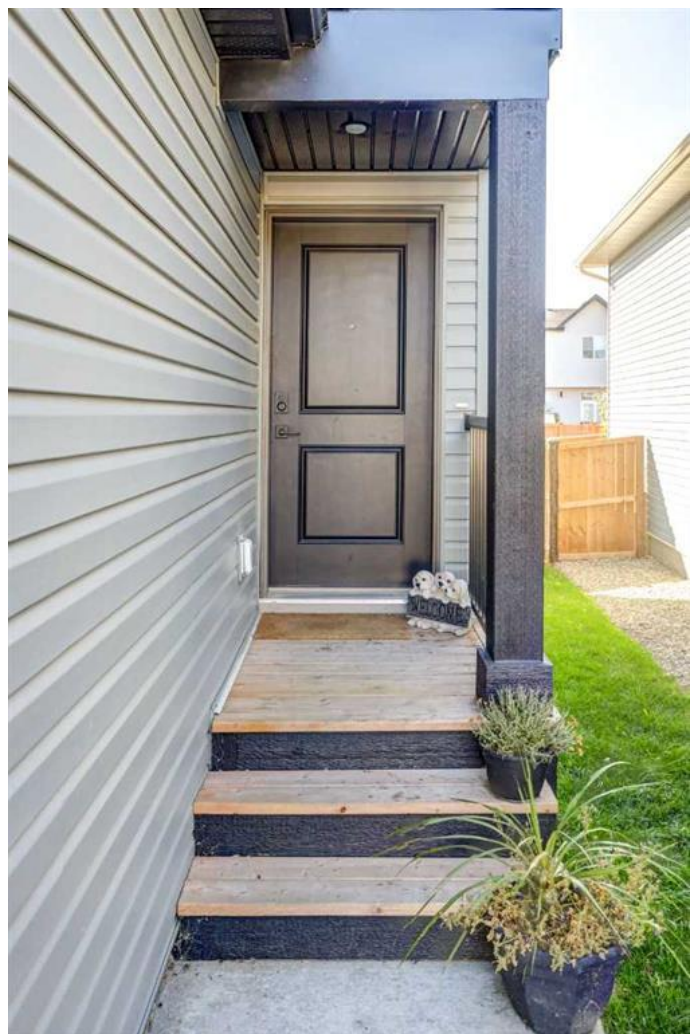
Blackwolf 2, Lethbridge, Alberta

Welcome to this inviting two-storey home in the desirable Blackwolf community, just steps from a green strip, a few blocks to Legacy Park, and a short commute to the Sherring Industrial Park. The main floor features durable vinyl flooring throughout, a stylish kitchen with quartz countertops, a spacious island, and a walk-in pantry. A large south-facing window at the back of the home, paired with sliding patio doors, fills the space with natural light and opens onto a landscaped backyard with underground sprinklers and convenient alley access. Upstairs you'll find three bedrooms, including a primary suite located over the garage with a walk-in closet and 3-piece ensuite. A stackable washer/dryer is conveniently tucked into the hallway between a 4-piece bathroom and the two additional bedrooms. The basement offers even more living space with a bedroom/office and a fourth bathroom that is framed and ready to be finished.

Built in 2021

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2259877  |
| Price      | \$534,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,325       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 75 Blackwolf Pass N |
| Subdivision | Blackwolf 2         |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1H7H8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                 |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                     |
| Cooling           | Central Air                                                                                    |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Partially Finished                                                                       |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Other                                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Asphalt                                                        |
| Construction      | Metal Siding, Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                                |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 24th, 2025 |
|-------------|----------------------|

Days on Market     27  
Zoning                R-M

**Listing Details**

Listing Office        Onyx Realty Ltd.



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