

\$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	6
Zoning	R-M

Listing Details

Listing Office	CLEARVIEW PROPERTY MANAGEMENT LTD.
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