

# \$619,000 - 114 Blackwolf Pass N, Lethbridge

MLS® #A2193821

**\$619,000**

5 Bedroom, 4.00 Bathroom, 1,677 sqft

Residential on 0.08 Acres

Blackwolf 1, Lethbridge, Alberta

BUILT IN 2024 with \$30,000 in added upgrades!! plus a finished basement! Wow- She's turn key! Barely lived in, (Since July 2024) it still has that new house smell. This bright, inviting 5 bedroom 4 bathroom 2 storey has everything on your wish list. Upgrades added by the seller onto this build include the following: A stunning fireplace in the living room, extra LED pot lights in the ceilings, ceiling fans in the three bedrooms upstairs, washer and dryer, Central Air, Deck and fence, landscaping and in ground irrigation, gas line for the BBQ, Garage heater, smart lock on front door and google nest thermostat. This house also has quartz countertops, a gas stove, walk in pantry, a bonus room upstairs, glass railings, upstairs laundry, a double vanity master ensuite, walk in closet, and of course, the finished basement which houses 2 large bedrooms, a full bathroom, and utility. Outdoors you have the attached, heated and drywalled double garage, AND this property has extra lot value (\$15,000!) as it backs onto the pond and green space as well- and the view comes included! This one is the whole package!

Built in 2024

## Essential Information

MLS® # A2193821

Price \$619,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,677
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	114 Blackwolf Pass N
Subdivision	Blackwolf 1
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7J2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Stove, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	R-L

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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