\$475,000 - 139 Blackwolf Way N, Lethbridge

MLS® #A2256398

\$475,000

3 Bedroom, 2.00 Bathroom, 900 sqft Residential on 0.08 Acres

Uplands, Lethbridge, Alberta

A Rare Investment Opportunity by Legacy Park!

Tucked away on a quiet street just steps from 73-acre Legacy Park, this versatile bi-level home offers an unbeatable location and endless possibilities. Imagine living around the corner from playgrounds, spray park, skate park, sports courts, picnic areas, gardens, wetlands, and over 6 km of paved and natural trails! Plus, you're right across from homes that back onto Blackwolf Lake...what a setting! Inside, this home is designed with flexibility in mind. The main floor suite features 2 bedrooms, 1 full bathroom, a bright open living room with vaulted ceilings, a dining nook, and a tucked-away galley-style kitchen. The legal basement suite boasts a spacious primary bedroom, 4-piece bathroom, its own open-concept kitchen/living/dining area, laundry room, storage space, and a separate furnace.

Parking will never be a problem with a front driveway, rear driveway, and a garage...perfect for tenants or extended family. Live up, rent down.

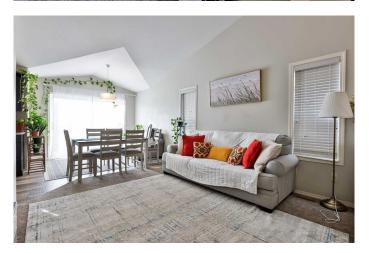
?? Rent both suites plus the garage for excellent cash flow.

Or enjoy multi-generational living with privacy for everyone.

With its prime location near schools, parks, shopping, and amenities, this property is a smart buy for homeowners and investors alike. Don't miss this rare find, opportunities like this don't come up often!







Essential Information

MLS® # A2256398 Price \$475,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 900
Acres 0.08
Year Built 2013

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 139 Blackwolf Way N

Subdivision Uplands
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1H 6Z7

Amenities

Parking Spaces 3

Parking Driveway, Single Garage Attached, Rear Drive

of Garages 1

Interior

Interior Features Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer

Stacked

Heating Forced Air

Cooling None Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features None Lot Description Lawn

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025

Zoning R-M

Listing Details

Listing Office Grassroots Realty Group

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