

# \$559,900 - 106 Blackwolf Bay N, Lethbridge

MLS® #A2221272

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,890 sqft

Residential on 0.08 Acres

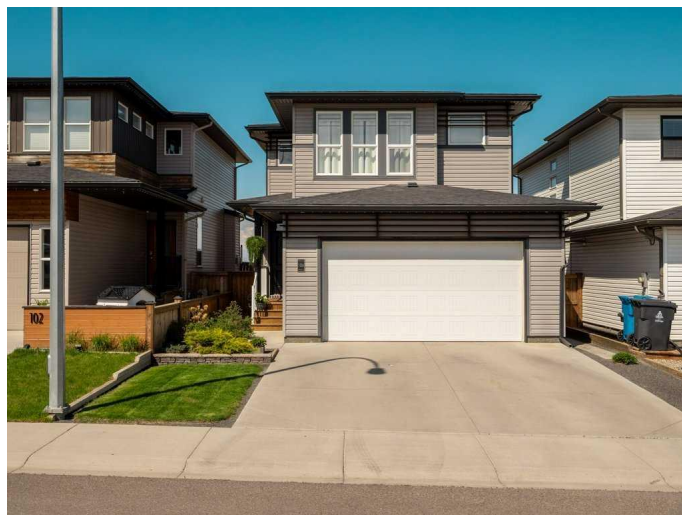
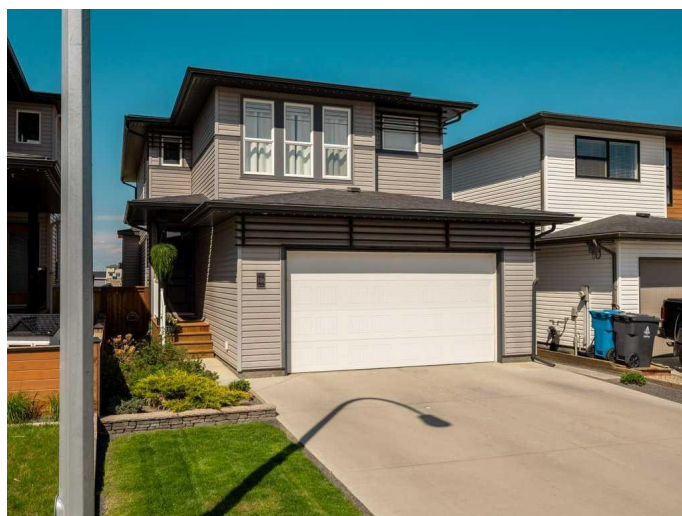
Blackwolf 1, Lethbridge, Alberta

In the land of new builds, why not choose something established and turn key - which already includes full landscaping, fence and a deck at a more affordable price. This immaculate home with a lake view and premium features offers 9 foot tray ceilings on the main floor and large windows flooding the home with natural light, creating a bright and open living space perfect for entertaining and comfort. Enjoy the luxurious brand new carpet throughout, a large 7 ft island, a spacious 5-piece ensuite bathroom, two walk-in closets and built in Christmas lights. A rare find - the 30 foot deep garage provides ample room for multiple vehicles, storage, or a workshop area. With a lake in front, your guests will love the abundant street parking available. Located just steps from the 70-acre Legacy Park, this home is in a perfect location for nature lovers and active lifestyles. Donâ€™t miss this exceptional opportunity to own a home that combines luxury, location, and lifestyle.

Built in 2016

## Essential Information

MLS® #	A2221272
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,890
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	106 Blackwolf Bay N
Subdivision	Blackwolf 1
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7E9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Sump Pump(s), Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Lake
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 15th, 2025  
Days on Market                7  
Zoning                              R-M

**Listing Details**

Listing Office                    Initia Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.