

# \$419,900 - 685 Blackwolf Boulevard N, Lethbridge

MLS® #A2211294

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.06 Acres

Blackwolf 2, Lethbridge, Alberta

Coming soon to the award winning Blackwolf community, the Luca II duplexes offer a perfect combination of style, function, and unbeatable location. These thoughtfully designed homes feature 3 bedrooms, 2.5 bathrooms, and 1,100 sq. ft. of modern living space, complete with a rear attached single garage, full fencing and landscaping, and NO CONDO FEES. Premium finishes include upgraded James Hardie accent siding, Kohler plumbing fixtures, and stainless steel Samsung appliances, with two designer color packages to choose from. The convenient upstairs laundry and an undeveloped basement set up for a family room, a 4th bedroom, and an additional full bathroom offer endless possibilities for customization. Just a short walk to the 73-acre Legacy Park, residents will enjoy fantastic amenities like the spray park, pickleball courts, playgrounds, scenic walking paths, and two nearby dog parks. With shopping, schools, and other essentials close by, this is your chance to own in one of Lethbridge's most sought-after neighborhoods, offering a perfect balance of modern living and outdoor convenience. Home is virtually Staged. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply



Built in 2024

## Essential Information

MLS® #	A2211294
Price	\$419,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### Community Information

Address	685 Blackwolf Boulevard N
Subdivision	Blackwolf 2
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H7H7

### Amenities

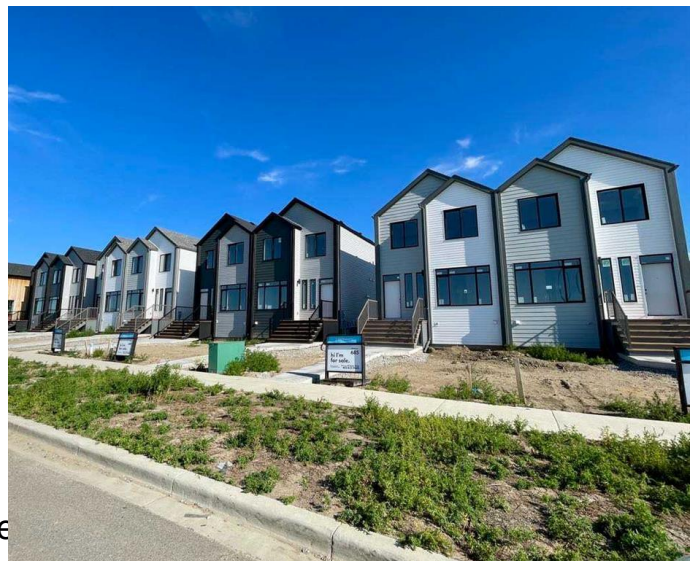
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Walk-In Close
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle



Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	107
Zoning	RM

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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