

# \$599,999 - 114 Blackwolf Pass N, Lethbridge

MLS® #A2193821

**\$599,999**

5 Bedroom, 4.00 Bathroom, 1,677 sqft  
Residential on 0.08 Acres

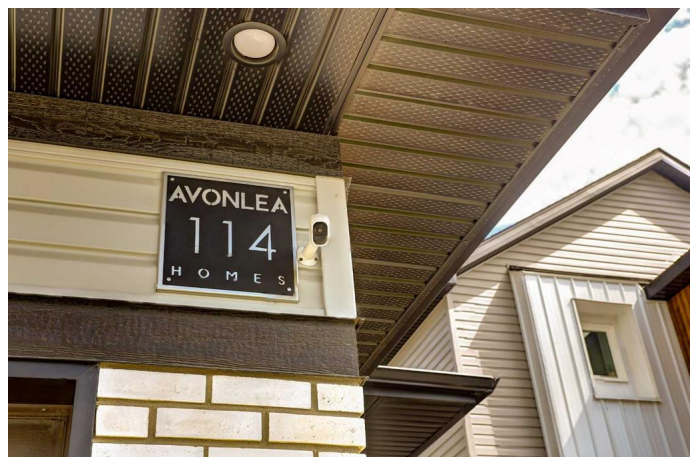
Blackwolf 1, Lethbridge, Alberta

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  | \$599,999 |



|                |             |
|----------------|-------------|
| 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 | 45             |
| Zoning         | R-L            |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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