

\$589,900 - 405 Blackwolf Boulevard N, Lethbridge

MLS® #A2254165

\$589,900

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.11 Acres

Blackwolf 2, Lethbridge, Alberta

BUNGALOW LIVING RIGHT ACROSS THE STREET FROM LEGACY PARK. The Bennett is a beautiful 2 bedroom, 2 bathroom bungalow combining modern elegance with thoughtful design. the striking exterior features dark brown faux wood, metal accent siding, sleek black windows, a matching black garage door, and stylish beige stone accents that boast curb appeal. Inside you will find warm , contemporary finishes including Beige painted MDF cabinetry, blond wood textured melamine, and stainless steel Kitchen appliances that perfectly compliment the upgraded white quartz countertops with subtle grey veining in both the kitchen and ensuite. Custom touches like a built in bench in the entryway and a cabinet hood fan add both style and function. The ensuite showcases, glossy white textured shower wall tiles, while matte black designer light fixtures provide a bold modern contrast throughout. cozy up by the 60" Electric fireplace with a beige textured tile surrounding. The basement is undeveloped but set up for large family room, 2 more bedrooms and another full bathroom. You will love the laundry/ Mudroom located just off your 22' x 24' garage. Perfectly situated right across from Legacy Park, with convenient access to all essentials and just a quick 5 minute drive to a nearby dog park. Bungalow living across from a park doesn't come along very often.

NHW

Built in 2025



The Bennett

building homes with love since '95



NOTES

WWW.AVONLEAHOMES.COM 403.370.3959
THIS PLAN IS PROPERTY OF AVONLEA HOMES LTD. ALL RIGHTS RESERVED.

AVONLEA
HOMES

Essential Information

MLS® #	A2254165
Price	\$589,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	405 Blackwolf Boulevard N
Subdivision	Blackwolf 2
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H7J5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	8
Zoning	RM

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.