

\$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!

What a LOCATION, 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!

Built in 2013

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
Days on Market	10
Zoning	R-M

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.