# \$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!

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.

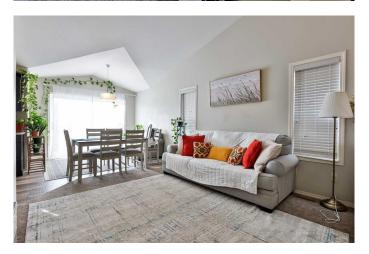
?? Rent both suites plus the garage for excellent cash flow.

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!







## **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

Zoning R-M

# **Listing Details**

Listing Office Grassroots Realty Group

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