



## 139 Blackwolf Way N, Lethbridge, Alberta - \$475,000



Main Photo

### Property Description

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!

## REALTOR Referral

---



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Grassroots Realty Group*



P: