



GRASSROOTS
REALTY GROUP

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**857 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2322851



\$314,900

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	660 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Primary Downstairs, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, SHED

Clean, move-in ready 3-bedroom, 1.5-bath half duplex offering approximately 1276 sq ft of finished living space in a convenient West Lethbridge location! The bright main floor features an open-concept kitchen, dining, and living area, creating a comfortable space for everyday living and entertaining. Updated luxury vinyl flooring and many newer appliances make this home truly move-in ready. The fully developed lower level includes three bedrooms, a full bathroom, in-suite laundry, and additional storage, maximizing the home's functional living space. Outside, enjoy a fully fenced yard with new sod, perfect for children, pets, or relaxing outdoors. Located just one block from G.S. Lakie Middle School, within walking distance of Chinook High School, and offering quick access to Whoop-Up Drive, the University of Lethbridge, parks, walking paths, and transit stops. This home has been regularly maintained, with the roof and furnace recently inspected with excellent results. A great opportunity for first-time buyers, students, investors, downsizers, or anyone looking for affordable home ownership in a desirable west-side neighbourhood. Please ask your REALTOR® for the detailed list of updates and improvements. Some photos have been virtually staged to help you imagine the possibilities.