



GRASSROOTS
REALTY GROUP

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571 Blackfoot Manor W
Lethbridge, Alberta

MLS # A2324419



\$439,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	995 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS + BLINDS, TV WALL MOUNT IN FAMILY ROOM, CENTRAL A/C, MOVEABLE SHED IN BACKYARD, SOLAR PANELS, EZVIZ DOOR BELL CAMERA, ALL SHELIVING + CABINETS IN GARAGE, AND GARAGE DOOR OPENER + REMOTE(S).

Conveniently located in the heart of West Lethbridge, 571 Blackfoot Manor W offers the perfect balance of comfort, practicality, and everyday convenience. Just steps from G.S. Lakie Middle School and only minutes to the Crossings shopping plaza, YMCA, library, parks, and walking paths, you'll love having everything you need close to home. This inviting bi-level features 4 bedrooms, 2 full bathrooms, an open-concept main living area, and a spacious family room downstairs. The covered rear deck and fully fenced backyard create a great space to relax or entertain, while central A/C, a single attached garage, and solar panels add comfort and efficiency. Whether you're searching for your first home or a place with room to grow, this is one you'll want to see.