



GRASSROOTS
REALTY GROUP

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50, 295 Blackfoot Road West
Lethbridge, Alberta

MLS # A2328625



\$389,900

Division:	Indian Battle Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,183 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Interior Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Primary Downstairs, Storage		

Inclusions: N/A

Welcome to this immaculate 2-storey, 4-bedroom walkout home in the sought-after Brownstone condo complex! Backing directly onto GS Lakie Middle School, this beautifully maintained home offers exceptional privacy while being just minutes from the University of Lethbridge, Whoop-Up Drive, transit, the ATB Centre, shopping, and schools. The bright open-concept main floor features 9-foot ceilings, a cozy gas fireplace, a spacious walk-through pantry, an enclosed laundry room, and access to a private deck overlooking the peaceful surroundings. Upstairs and the fully finished walkout basement showcase premium flooring, while fresh paint throughout and a brand-new hot water tank make this home truly move-in ready. Thoughtful upgrades include central air conditioning with a newer high-efficiency Lennox unit, central vacuum, custom blinds, upgraded lighting, new baseboards, Wi-Fi thermostat, hardwired CAT 6 ethernet throughout, a hardwired security system, plumbing upgrades, basement cold air returns, and noise-insulated lower-level walls. The spa-inspired lower-level bathroom adds a touch of luxury, while carpet is limited to the stairwells to help reduce allergens. Complete with a larger single attached garage and private driveway, this exceptional home combines quality, comfort, and an unbeatable West Lethbridge location.