



GRASSROOTS
REALTY GROUP

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248 Blackfoot Road W
Lethbridge, Alberta

MLS # A2330374



\$375,000

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	730 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Driveway, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Rectangular Lot, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Primary Downstairs, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shoe rack Cabinet		

The biggest surprise about 248 Blackfoot Road West isn't what you see from the street it's how much home awaits inside. Move in ready and exceptionally well laid out, this fully developed bi-level offers over 1,300 square feet of finished living space, four bedrooms, and two full bathrooms, deliver the space and flexibility today's buyers are looking for without stretching the budget. The bright, open-concept main floor is designed for the way people actually live. The spacious living room flows seamlessly into the dining area and kitchen, creating an inviting space where family dinners, holiday gatherings, and everyday moments come together naturally. A generous main-floor bedroom and 3-piece bathroom add outstanding flexibility for guests, a home office, or anyone who values the ease of main-floor living. The lower level continues to impress with a spacious primary bedroom, two additional bedrooms, and a full 4 piece bathroom, a private retreat that works equally well for growing families, teenagers, or shared living arrangements.

Step outside and you'll find a backyard that's ready for summer BBQs, kids, pets, or simply enjoying a quiet evening after work. With off-street parking and a location close to schools, parks, playgrounds, shopping, restaurants, and countless West Lethbridge amenities, everyday convenience is built right in. Four bedrooms, two bathrooms, over 1,300 square feet of finished space, and a location that checks every box. Homes offering this much value don't stay on the market long, come see why this one stands out. Of note: Roof was re-done in 2022 and a new hot water tank was installed in 2025

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