



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**626 Blackfoot Terrace W  
Lethbridge, Alberta**

**MLS # A2330622**



**\$421,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glendale                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 4 Level Split                                |               |                   |
| <b>Size:</b>     | 906 sq.ft.                                   | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                                  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Veneer, Wood Frame      | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Vaulted Ceiling(s), Vinyl Windows |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Whether you are student looking to purchase a home close to the University or a first time home buyer looking for that perfect fit then this 906 sq ft 4 level split is perfect for you. Features include: 3 bedrooms, 2 baths, open floor plan with vaulted ceilings, finished family room on the 3rd level and fully developed 4th level with bedroom, bath and laundry. Roof is band new. The yard is fully fenced and landscaped with back lane access for future garage. Close to schools, parks and shopping. Don't miss out on this one!