



GRASSROOTS
REALTY GROUP

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**654 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2330914



\$389,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, hood fan

This fully developed bungalow is packed with potential and ready for your personal touch. Offering 4 bedrooms and 2 full bathrooms, with 2 bedrooms and a bathroom on each level, the layout is ideal for families, students, or roommates. Recent updates include a newer stove, dishwasher, washer, and dryer, along with a hot water tank that's only 2 years old. Stay comfortable year-round with central air conditioning. Inside, you'll find two spacious living areas plus a convenient kitchenette in the lower level, providing added flexibility for entertaining or extended family. Outside, the double front parking pad offers plenty of off-street parking, while the fully fenced backyard and deck create a great space to relax or entertain. Conveniently located close to schools, shopping, parks, and all the amenities West Lethbridge has to offer, this home presents an excellent opportunity for first-time buyers, investors, or anyone looking to build equity. Don't miss your chance to make it your own!