



GRASSROOTS
REALTY GROUP

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**198 Blackfoot Boulevard W
Lethbridge, Alberta**

MLS # A2339665

\$319,900

Division:	Indian Battle Heights		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	783 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings (not living room curtains), microwave, curtain rod in living room

NO CONDO FEES!!! This fantastic West Lethbridge townhome offers the perfect combination of affordability, space, and convenience! Featuring 4 spacious bedrooms and 2 full bathrooms, this home has plenty of room for everyone! Recent updates include new shingles, new front window, fresh paint throughout, and updated kitchen countertops and backsplash, giving the home a fresh and inviting feel! The functional layout offers generously sized bedrooms, comfortable living spaces, your own laundry facilities with brand new washer and dryer and plenty of room to make this property your own! Step outside and enjoy your very own fully fenced backyard, perfect for kids, pets, or simply relaxing outdoors! Whether you're a first-time buyer, a young couple, a single professional looking to get into the market, or an investor searching for a fantastic revenue property, this home has so much to offer! Located in a convenient West Lethbridge neighbourhood, you'll love being close to G.S. Lakie Middle School, a beautiful pond and walking paths, the YMCA, parks, shopping, restaurants, and so many other great amenities! With NO condo fees and so much to offer, this is an opportunity you won't want to miss! Call your REALTOR® and get your viewing booked today!