



GRASSROOTS
REALTY GROUP

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229 Mt Blakiston Road W
Lethbridge, Alberta

MLS # A2344331

\$395,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	924 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LZ
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage		

Inclusions: AC, dishwasher, stove, microwave hood fan, washer and dryer, and fridge.

Situated in the Mountain Heights neighbourhood on the west side of Lethbridge, this recently renovated 3 level split offers a great combination of space, updates, and location. The home backs onto a green strip with a pathway leading to a nearby park, while shopping, schools, and the University of Lethbridge are all close by. The main floor features a modern kitchen with updated appliances that opens into a spacious living room, making it an excellent area for entertaining. Upstairs you will find two bedrooms along with a large 5 piece bathroom complete with a double vanity. The lower level adds even more living space with a family room, two additional bedrooms, and a 4 piece bathroom. One of the lower bedrooms also includes a built in stainless steel sink, offering the perfect setup for a home salon, studio, or workspace. Outside, the home features a newly renovated deck and a landscaped, fully fenced backyard surrounded by mature trees, creating a private and inviting outdoor space.