



GRASSROOTS
REALTY GROUP

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**810 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2222984



\$475,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Workshop in Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: 7.2 Kw Solar System

Welcome to this stunning 4-bedroom, 3-bathroom custom-built bi-level located in an established and family-friendly neighborhood in West Lethbridge. With over 1,100 sq. ft. above grade and a fully finished walk-out basement, there's plenty of space for the whole family. It also features newly installed solar panels that will help curb or completely eliminate the high cost of electricity. The bright and airy main floor features a spacious living room with a cozy gas fireplace, a breakfast bar, and a large kitchen that opens to the dining area—perfect for entertaining. The primary bedroom includes a walk-in closet and a private 3-piece ensuite. A second bedroom and full bathroom complete the main level. Downstairs, you'll love the expansive walk-out family room, complete with a wood-burning stove—ideal for cozy nights in. Two additional bedrooms, a 3-piece bath, and access to the backyard make this lower level both functional and inviting. Central A/C, double attached garage, stamped concrete driveway, walkway and patio, plus a covered rear patio this home truly has it all. Just minutes from amenities including The Crossings shopping centre, GS Lakie Middle school, and the YMCA, this exceptionally well-maintained home is move-in ready. Don't miss your chance to own this one-of-a-kind property!