



**GRASSROOTS**  
REALTY GROUP

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**229 Mt Blakiston Road W  
Lethbridge, Alberta**

**MLS # A2227735**



**\$399,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LZ
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows, Wood Windows

**Inclusions:** Air conditioner, dishwasher, electric stove, microwave hood fan, fridge, washer, dryer, and window coverings

This newly renovated home is located in the Mountain Heights neighbourhood on the west side of Lethbridge. It backs onto a green strip with a path that leads directly to a park. This property is conveniently located, just minutes from shopping, schools, and the University of Lethbridge. This 3-level split features a stunning kitchen with modern appliances, overlooking a spacious living room, perfect for entertaining. Upstairs, you'll find two bedrooms and a 5-piece bathroom complete with a double vanity. The lower level offers an additional family room, two bedrooms, and a 4-piece bathroom, providing plenty of space for family or guests. One of the lower-level bedrooms includes a built-in stainless steel sink, ideal for a home studio, salon, or flexible workspace. Step outside to enjoy the recently redone deck and landscaped yard. The fully fenced backyard offers privacy with mature trees lining the perimeter, your own private retreat in the city.