



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**777 Blackfoot Terrace W  
Lethbridge, Alberta**

**MLS # A2229944**



**\$399,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	927 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Separate Entrance, Vaulted Ceiling(s)		

<b>Inclusions:</b>	N/A
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Welcome to 777 Blackfoot Terrace West, a spacious bi-level home located on the west side of Lethbridge. This versatile property features a total of four bedrooms and two bathrooms, as well as a second kitchen in the basement, offering plenty of space for family living or investment potential with an illegal suite. Upstairs, you'll find vaulted ceilings and an open floor plan that creates a bright and welcoming atmosphere. The large kitchen includes a convenient pantry and flows seamlessly into the dining and living areas. Two well-sized bedrooms and a spacious bathroom complete the upper level. Step out onto the rear deck and enjoy views of the generous backyard. The walk-out basement offers its own separate entry and includes two additional bedrooms, a full bathroom, a second kitchen area, and a cozy gas fireplace for supplemental heat. The laundry room is shared and houses two hot water tanks and the furnace. There is also a single car detached garage in the rear of the property. This home is ideally located just steps from a nearby school, and close to shopping, parks, and the University of Lethbridge. Don't miss out, call your favorite agent today!