



GRASSROOTS
REALTY GROUP

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**23 Mt Blakiston Place W
Lethbridge, Alberta**

MLS # A2230485



\$385,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,254 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport, Concrete Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: n/a

HELLO!!!! This is the house you have been waiting for!!!! Single attached garage & carport, quiet Cul-de-sac, close to several green spaces, 3 Bedrooms on the main floor, 1.5 baths, LARGE living room, LARGE family room, ability to add equity by finishing off a bedroom and bathroom in the basement, the ability to add your own personal touches, Wonderful sunroom/deck, close to schools, churches, walking/biking paths, parks and MORE and WELL BELOW \$400K!!! Some but not all updates include: Roof re-shingled in Oct 2020, Furnace W/ humidifier (2021), Dishwasher (2021), A/C (2023), All switches & outlets sealed with gaskets to prevent drafts in (2022), Windows re-insulated (2022), attic insulation upgraded from R28 to R60 (2022), fireplace sealed for insulation in 2022 (Fireplace is aesthetic only due to insulation and lack of floor tile for modern code compliance), U/G Sprinklers (2024), New Carpet basement (2024).