



**GRASSROOTS**  
REALTY GROUP

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**794 Blackfoot Terrace W  
Lethbridge, Alberta**

**MLS # A2237437**



**\$399,500**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

Blackfoot Terrace Beauty! This 967 sq ft 2+2 bedroom bi-level home was built in 2003, but is in far better condition than its age might suggest, as single seller was rarely home. Owner has upgraded some flooring, new H/W tank this year, added central A/C, and new dishwasher, while washer and dryer are only a year old. Open floor plan, vaulted ceilings, and a walkout basement to a private covered back patio. And a full sized pickup will even fit in the single attached garage, or off street on your double car front driveway!