



**GRASSROOTS**  
REALTY GROUP

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**781 Blackfoot Terrace W  
Lethbridge, Alberta**

**MLS # A2239979**



**\$400,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Sump Pump(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-SL

**Utilities:** -

**Inclusions:** fridge, stove, dishwasher, washer, dryer, central vac, window coverings, garage door opener with remote.

Welcome to this fantastic 3-bedroom, 2-bathroom bi-level home located in the highly desirable Indian Battle Heights neighborhood! This home offers unbeatable convenience &mdash; within walking distance to schools, parks, The Crossings shopping center, and with quick, easy access to main thoroughfares for a smooth commute. You&rsquo;ll appreciate the single attached garage with space for two additional vehicles on the driveway, along with recent updates including a newer roof, newer hot water tank, new laminate flooring on both levels, and a fresh coat of paint. The main floor features beautiful vaulted ceilings that enhance the sense of space and fill the home with natural light. You'll also find a bright, open kitchen and dining area with pantry, a spacious primary bedroom with generous closet space, a second bedroom and full bath, plus multiple closets for extra storage. The lower level offers a large third bedroom, an expansive family room, a second full bathroom, and a laundry room with even more storage. Step outside from the walkout lower level to a large yard with no neighbors behind &mdash; offering privacy and excellent potential for future development. Whether you're a first-time buyer, investor, or looking to downsize, this property checks all the boxes. Contact your favorite REALTOR&reg; today to book a showing!