



GRASSROOTS
REALTY GROUP

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**191 Blackfoot Boulevard W
Lethbridge, Alberta**

MLS # A2245724



\$334,900

Division:	Indian Battle Heights		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bi-Level		
Size:	792 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage		

Inclusions: Fridge, stove, range hood, dishwasher, washer/dryer, window coverings/hardware

Welcome to this beautifully designed end-unit bi-level townhouse, offering the perfect blend of style, space, and comfort. This thoughtfully laid-out home features vaulted ceilings on the main floor, enhancing the open feel of the bright and inviting living space. Upstairs you'll find a spacious primary bedroom and a full bathroom, while the lower level boasts three additional bedrooms and another full bathroom—ideal for families, guests, or a home office setup. Enjoy the outdoors on your private balcony overlooking a fenced backyard complete with raised garden beds, ready for your personal touch. The back offers off-street parking and room for a future garage (buyer to confirm with the City of Lethbridge). Whether you're looking for a primary residence or an investment property, this location offers easy access to the University of Lethbridge—perfect if you or your child are attending. It's also conveniently close to all levels of schooling, and features quick access routes in and out of the neighborhood to make commuting simple and efficient. Recent upgrades include durable vinyl flooring and fresh paint throughout, making this home truly move-in ready. Don't miss your chance to own this affordable, functional, and stylish home in a well-connected and established community!