



GRASSROOTS
REALTY GROUP

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

**8 Blackfoot Court W
Lethbridge, Alberta**

MLS # A2246198



\$379,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,014 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Freezer, 2 Movable Sheds, Fire table and umbrella in yard.

Ideal location, perfect starter home, affordable price range. What more needs to be said? Take a look at this one today! This 4 level split offers plenty of separate living space in an affordable package. Ready for your family to move in and make this house your home. A total of 3 bedrooms and 2 bathrooms offer the perfect size to start your home buying journey or downsize as you move to the next stage of life. Two family rooms and a spacious yard give you lots of options for life and entertaining. Stay cool on those hot days with the recently installed central A/C and enjoy the patio on the cool fall nights with an included fire table. Immediate possession available, you could be in your new home before summer ends! Come take a look today!