



GRASSROOTS
REALTY GROUP

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**670 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2247360



\$394,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,000 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SL

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, and Dryer (all "as is")

Looking for a home under \$400K and in a great location? Look no further than this beautifully kept home, four bedrooms and 2 baths. This home has had a number of the big ticket items replaced just recently with the roof and (most) flooring replaced within the past month. The a/c unit within the last 5 years. Location as mentioned is great as you are within walking distance to a number of schools. Shopping close by and within a close proximity to the YMCA. Book your showing today as this home will not be on the market for long.