



GRASSROOTS
REALTY GROUP

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**36 Blackfoot Circle W
Lethbridge, Alberta**

MLS # A2248693



\$435,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	942 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer

Welcome to 36 Blackfoot Circle W. Perfectly situated in a fantastic area, this 3-bedroom, 2-bathroom home with an attached garage is a must-see for families, students, and active lifestyles alike. You'll love being just minutes away from parks, shopping, restaurants and walking trails — all the essentials are right at your doorstep. Step inside and head upstairs to discover an inviting open-concept main floor featuring kitchen island that flows seamlessly into the living room — ideal for both relaxing and entertaining. This level also includes two well-sized bedrooms and a full bathroom. The basement offers a spacious family room, third bedroom, and the second full bathroom, giving you plenty of room to spread out. This home has everything you need — location, layout, and lifestyle. Call your favourite REALTOR® today to book a viewing.