



**GRASSROOTS**  
REALTY GROUP

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

**48, 295 Blackfoot Road W  
Lethbridge, Alberta**

**MLS # A2252245**



**\$319,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, OTR Microwave, washer, dryer, window coverings.

Step inside and you're greeted with a spacious entry finished in slate tile, plus handy access to the attached garage. Just off the entry is a half bath and closet for coats and shoes. The main floor has a nice open feel with 9-foot ceilings, hardwood flooring, and a bright living/kitchen setup. Out back you've got a great view overlooking GS Lakie Middle School's yard. This home is set up for comfort year-round with central A/C in the summer and a cozy gas fireplace in the winter. The dining area works well whether you want it bigger or smaller depending on your furniture, and you can walk right out to the deck from here. Upstairs you'll find three bedrooms, including a spacious master with a bright walk-in closet and a full ensuite. The other two bedrooms also face the school yard, and there's a second full bath plus a built-in desk area and convenient laundry space. The basement is almost ready to go for you. There is drywall around the edges, with insulation already there. There is a rough-in for a fourth bathroom, giving you options to expand. PLUS this unit has a walkout basement! The Brownstones complex is close to schools, shopping, and has visitor parking for your guests.