

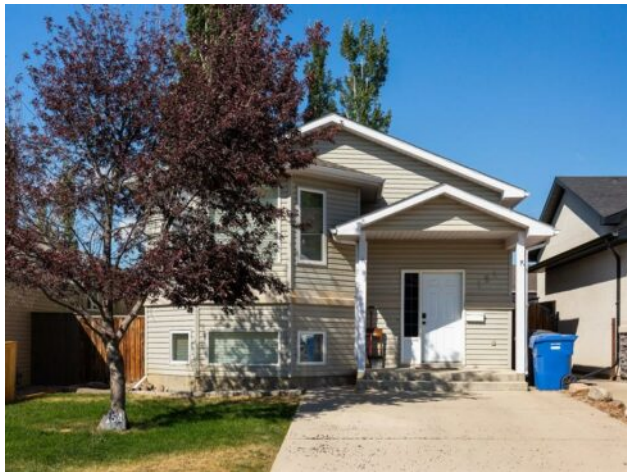


**GRASSROOTS**  
REALTY GROUP

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**154 Blackfoot Court W  
Lethbridge, Alberta**

**MLS # A2260018**



**\$399,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Kitchen Table and Chairs, Bed and Bed Set in Master as well as all dressers and end tables in the master, shed.

Welcome to this wonderful family home located in a quiet court in West Lethbridge's Indian Battle Heights. This fully developed property offers a spacious and inviting layout that is ideal for starting a family or settling into a comfortable lifestyle. With four bedrooms and two bathrooms, there is plenty of space for everyone to enjoy. The main living area is bright and welcoming, with an easy flow between the kitchen, dining, and living spaces. Care and attention to detail are clear throughout, giving the home a welcoming and well-maintained feel. Central air conditioning ensures year-round comfort, while the walk-out basement adds both convenience and function. From here, you'll step directly into a dog run, making it a perfect setup for pet owners. The location is hard to beat, with both elementary and middle schools just a few blocks away, and all the amenities of West Lethbridge within easy reach. Families will appreciate the nearby parks, playgrounds, and walking paths, while the quiet court setting provides a safe and welcoming environment. This home combines comfort, functionality, and a fantastic location. It is a great opportunity to own a home in one of West Lethbridge's most family-friendly communities.