

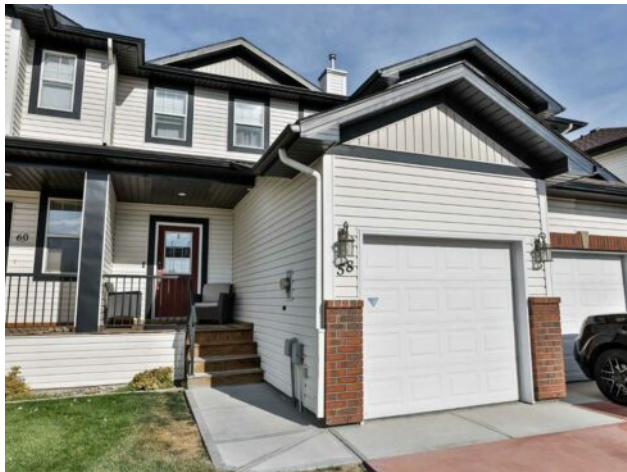


GRASSROOTS
REALTY GROUP

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58, 295 Blackfoot Road W
Lethbridge, Alberta

MLS # A2261264



\$335,000

Division:	Indian Battle Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Alarm system (on contract)

Enjoy the convenience of condo living in this well-maintained two-story home with a functional layout. Upstairs, you'll find three bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, along with another full bathroom for the additional bedrooms. The main floor features an open-concept kitchen, dining, and living room, along with a convenient half bathroom. Step out onto the deck to enjoy views of the GS Lakie School field — with no neighbors directly behind. The fully developed walkout basement adds flexibility with a bright family/recreation room, another full bathroom, and direct access to the outdoors, making the space feel open and accessible. With snow removal and landscaping included, this condo offers a true low-maintenance lifestyle — giving you more time to focus on what matters most. An attached single-car garage provides additional convenience. Located close to the University of Lethbridge and surrounded by schools, shopping, and walking paths, this home combines function, comfort, and ease of living — a great fit for families, busy professionals, or first-time buyers alike.