



**GRASSROOTS**  
REALTY GROUP

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**16 Blackfoot Court W  
Lethbridge, Alberta**

**MLS # A2262700**



**\$395,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Sump Pump(s)		

<b>Inclusions:</b>	Moveable Shed
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Welcome to 16 Blackfoot Court W, a well-maintained four-level split with a functional layout and a backyard oasis that's perfect for relaxing or entertaining. The main floor features an open living, dining, and kitchen area, offering a bright and practical space for daily living. Upstairs, you'll find two bedrooms and a full bathroom, while the third level includes a comfortable family room with a walkout to the beautiful backyard. The fourth level adds even more space with another bedroom, full bathroom, laundry, and storage. Located in a great westside neighborhood, this home is close to schools, parks, shopping, and amenities, with easy access to Whoop-Up Drive and just a short drive to the University of Lethbridge. A wonderful opportunity to own a well-cared-for home that combines comfort, convenience, and a beautiful outdoor space.