



GRASSROOTS
REALTY GROUP

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**24 Blackfoot Court W
Lethbridge, Alberta**

MLS # A2262804



\$410,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	921 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer

Located in the heart of the west side, 24 Blackfoot Court West is a great four level split perfect for the family. Across all four levels you'll find plenty of space for storage, room to entertain and privacy throughout. The main level features a bright open space with a living room, dining room, and kitchen. The upper level has two bedrooms and a 4pc bathroom. On the lower level is a large family room with plenty of lighting, entry to the backyard and detached garage. In the basement is a separate bedroom with a 3pc ensuite and walk-in closet ideal for guests. This well maintained home got a NEW roof on both the home and garage in 2021 and has a perfect location that is walking distance to schools, shopping centres, and plenty of restaurants. Don't sleep on this home — contact your favourite REALTOR® today!