



**GRASSROOTS**  
REALTY GROUP

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35, 295 Blackfoot Road W  
Lethbridge, Alberta

MLS # A2263717



**\$289,900**

Division:	Indian Battle Heights		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	723 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, hood fan, washer, dryer, window coverings, central air, garage door opener and 1 remote

Open House cancelled. Nice, clean and bright bi-level condominium in the Brownstones. Features 2 bedrooms, 1 and 1/2 bathrooms, loft space for a computer room/den, spacious kitchen with an island, large living room with a gas fireplace, 10 foot ceilings on the main floor, attached single finished garage, central air and more. This is an end unit which adds additional windows making this a nice and bright unit. New carpet has just been installed.