



GRASSROOTS
REALTY GROUP

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**19 Blackfoot Boulevard W
Lethbridge, Alberta**

MLS # A2266906



\$317,000

Division:	Indian Battle Heights		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	687 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

This may be one of the best-priced homes in West Lethbridge! Located directly across from GS Lakie Middle School, this 4-bedroom, 1.5-bathroom townhome offers incredible convenience and value, with NO condo fees. You'll be within walking distance to The Crossings Shopping Centre, Mike Mountain Horse Elementary, Chinook High School, the Public Library, YMCA, and a variety of parks and ponds. The home features several newer appliances, a newer roof, and an updated hot water tank, giving you peace of mind and lower maintenance costs. Enjoy your own private fenced yard with back-alley access, perfect for pets, storage, or outdoor relaxation. Whether you're a first-time home buyer or investor, this affordable property offers a fantastic opportunity to own in a growing and highly desirable part of West Lethbridge. With phase two of The Crossings development underway, the area continues to expand, adding even more shops, restaurants, and amenities just minutes from your door. Don't miss your chance to own this low-maintenance, well-located home in one of the city's most popular communities, all for under an unbelievable price. Be sure to watch the Youtube home tour and decide for yourself!