



**GRASSROOTS**  
REALTY GROUP

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**145 Blackfoot Circle W  
Lethbridge, Alberta**

**MLS # A2269365**



**\$479,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Sir		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Looking for the perfect combination of location, layout, and lifestyle? This rare modified bi-level has it all. Tucked away on a quiet street in desirable Indian Battle Heights, this one-owner home has been lovingly maintained in mostly original condition &mdash; lightly lived-in and ready for your personal touch with just a few cosmetic updates. Step inside and you&rsquo;ll appreciate the open-concept design, where the kitchen truly shines &mdash; featuring a large island with plenty of counter space, double pantries, In floor heat under the tile and sightlines that let you stay connected to everything happening in the home. Downstairs, the spacious family room has been the heart of many gatherings &mdash; from birthday parties to playoff celebrations &mdash; thanks to its walkout basement that flows out to the east-facing backyard, backing directly onto Blackfoot Park and playground. Enjoy morning sun on the deck and evening shade in this wind-protected yard. Upstairs, the primary suite offers generous space, a large closet, and a comfortable ensuite &mdash; a true retreat. And then there&rsquo;s the location &mdash; walk your kids to elementary, middle, and high schools, all within 10 minutes. With the library, YMCA, and multiple grocery stores nearby, convenience is built right into your lifestyle. This is the kind of home that rarely comes up &mdash; well loved, well located, and ready for its next chapter. See it today!