



GRASSROOTS
REALTY GROUP

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**749 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2272544



\$409,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: central vacuum w/attachments, 2 Bar Stools, Bar fridge down, Built in Micro, electric fireplace down

This house could have been custom built for a very unique and special client. Having the up most attention to detail though out the place with exceptional quality both on the main level as well as the lower level of this home. The best of the best materials were used in all the finishing trim, casings and baseboards. The design and style is extra ordinary. The kitchen offers immense custom cabinetry. a huge island and plenty of room for family gatherings. The finished basement does have a beautiful family room and a functional games room. Also a well planned walk out to the super large back yard with a well manicured lot and a couple of fruit trees. This very easily could be your new home.