



**140 Blackfoot Circle W
Lethbridge, Alberta**

MLS # A2286201



\$369,000

Division: Indian Battle Heights

Type: Residential/House

Style: 4 Level Split

Size: 904 sq.ft. **Age:** 2003 (23 yrs old)

Beds: 2 **Baths:** 1

Garage: Parking Pad

Lot Size: 0.09 Acre

Lot Feat: Back Yard

Heating: Forced Air

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-SL

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Shed

Welcome to 140 Blackfoot Circle — a cozy, well-maintained, single-owner four-level split tucked away in a quiet westside neighbourhood of Lethbridge. The main floor features a bright, open-concept living, dining, and kitchen area that's perfect for everyday living and easy entertaining. Upstairs, you'll find two comfortable bedrooms and a full bathroom, making this home an ideal fit for singles, couples, or a small family. The third level offers a relaxing family room with a walkout to the beautifully landscaped backyard — a true retreat for gardeners or anyone who enjoys a private outdoor space with no neighbours behind. The lower level includes an unfinished basement, giving you a blank canvas with plenty of potential for a future family room, extra storage, or an additional bedroom. Located just minutes from Westside amenities, including the YMCA, parks, schools, and a variety of restaurants, this home also provides quick access to Whoop-Up Drive and the University of Lethbridge. Don't wait — call your favourite REALTOR® today to book a private viewing!