



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**140 Blackfoot Circle W  
Lethbridge, Alberta**

**MLS # A2286201**



**\$369,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

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

Welcome to 140 Blackfoot Circle &mdash; 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 &mdash; 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 &mdash; call your favourite REALTOR® today to book a private viewing!