



**29, 295 Blackfoot Road W
Lethbridge, Alberta**

MLS # A2287021



\$300,000

Division:	Indian Battle Heights		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	582 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Blinds, Garage Door Opener, 1 Remote, Central A/C

Welcome to #29–295 Blackfoot Road W, a bright and well-kept bi-level end unit townhouse condo on Lethbridge’s West Side. Offering 2 bedrooms and 1.5 bathrooms, this home features a beautiful open-concept main floor with large windows that fill the space with natural light. The living room is warm and inviting with a cozy gas fireplace, while the kitchen has been refreshed with new appliances, backsplash, and new flooring both up and down in 2022. Enjoy the convenience of a single attached garage, the bonus of a brand new hot water tank, and true low-maintenance living—no landscaping or snow removal to worry about. Ideally located with quick access to Whoop-Up Drive and just minutes from groceries, restaurants, pubs, the University of Lethbridge, and the YMCA, this move-in ready home offers comfort, style, and convenience in one great package.