



**668 Blackfoot Terrace W  
Lethbridge, Alberta**

**MLS # A2287585**



**\$384,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Price reduced and ready for its next chapter. This 4-level split offers the kind of space and flexibility that first-time buyers dream about. With two bedrooms up including a generous primary retreat with a walk-in closet and three bathrooms, there's comfort here from day one. The walkout basement brings in natural light and opens to a backyard built for real life! Raised garden beds with drip irrigation, space for kids to play, and a large deck ready for summer BBQs and evening gatherings. Downstairs, the fourth level is already partially finished with a completed 4-piece bathroom, giving you the head start you need to create a third bedroom, home gym, rec space, or whatever your lifestyle calls for. Looking to supplement the cost of living? This home has suite potential! Extra front parking, back lane access with future garage potential, newer shingles (just 4 years old), and a location close to schools, The Crossings shopping centre, the YMCA, and quick access to Whoop-Up Drive make this home a smart move. This isn't just a house it's opportunity, flexibility, and value all in one.