



**202 Blackfoot Boulevard W
Lethbridge, Alberta**

MLS # A2288824



\$325,000

Division:	Indian Battle Heights		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	729 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vaulted Ceiling(s)		

Inclusions: None

Welcome to this VERY well-kept and move-in-ready west Lethbridge townhouse offering a fantastic layout and an unbeatable central location! With 4 bedrooms and 2 full bathrooms, this home delivers excellent flexibility for young families, first-time buyers, students, or investors looking for a solid opportunity. You'll love the pride of ownership throughout, plus major updates already taken care of, including a NEW ROOF (2025), hot water tank (April 2021), and central A/C installed in 2022, giving you comfort and peace of mind for years to come! The functional floor plan provides bright living space, good bedroom separation, and practical everyday flow whether you're living in it or adding it to your rental portfolio. Location truly sets this property apart – situated in a highly desirable west-side neighbourhood just minutes from the YMCA, Crossings shopping centre, schools, parks, playgrounds, and extensive walking trails. You're also close to the university and major amenities, making this a consistently strong and convenient place to live or invest. A clean, well-maintained property in a PRIME west Lethbridge location with big-ticket updates already done – this is one you don't want to miss!