



**GRASSROOTS**  
REALTY GROUP

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**198 Mt Blakiston Road W  
Lethbridge, Alberta**

**MLS # A2290960**



**\$399,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CM

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, A/C unit

Welcome to 198 Mt Blakiston Road W—a great family home tucked away on a quiet west Lethbridge street with charming curb appeal and some excellent recent updates. This 3-level split offers a functional layout with 5 bedrooms and 2.5 bathrooms, giving you plenty of space for a growing family, guests, or a home office. The upper level features newer flooring, and the kitchen has been refreshed with new quartz countertops for a clean, modern feel. You’ll also appreciate the new windows and doors, helping bring in lots of natural light while improving efficiency. Downstairs, the basement has 9-foot ceilings, creating a more open and comfortable space than you typically find in this style of home. Another great bonus is the solar panel system, helping reduce your energy costs over time. With cute street appeal, a quiet location, and room for the whole family, this westside home is definitely worth a look!