



28, 295 Blackfoot Road W
Lethbridge, Alberta

MLS # A2293817



\$319,900

Division:	Indian Battle Heights		
Type:	Residential/Five Plus		
Style:	1 and Half Storey		
Size:	856 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 300

LLD: -

Zoning: R-37

Utilities: -

Inclusions: Refridgerator in garage is included.

Welcome to the Brownstones! Conveniently located in a fantastic West Lethbridge neighbourhood, close to schools, parks, public transit, shopping, and beautiful walking paths. Perfect for university students, a small family, or young professionals. This beautifully kept end unit features a bright main floor with a spacious kitchen, dining area, and living room. The lower level offers two comfortable bedrooms, plus a versatile loft/den area above the attached garage, ideal for a home office or extra living space. Additional features include air conditioning, a cozy fireplace, and an attached garage. Recent upgrades include hot water tank, dryer and dishwasher are all about 1 year old. Book your showing today!