



GRASSROOTS
REALTY GROUP

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**152 Blackfoot Circle W
Lethbridge, Alberta**

MLS # A2294183



\$394,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	946 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Sloped Down, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all curtain rods, tv mount(not tv), ecobee thermostat, ecobee doorbell camera, garden shed.

Nice & clean bi-level home in West Lethbridge with some updates to paint, new roof shingles(2025) and some fencing in the backyard! Home has nice open plan with vaulted ceilings and laminate flooring in living room, bedrooms, and hallways. Kitchen and dining area has linoleum floors and clean steel appliances. There are also two closets for a pantry and broom closet. Rear door to partially covered deck out back. Main floor also has 2 bedrooms, including primary with double closets. There is also a full bathroom with tub/shower combo on the main. Basement is fully developed with 2 more bedrooms, a large family room, a 3 piece bathroom with shower, and a furnace/utility room with laundry machines. Good storage underneath the stairs. Backyard is fenced and landscaped and backs on to Metis Trail. Right around the corner is a playground and park. Move in and enjoy!