



**39 Blackfoot Boulevard W  
Lethbridge, Alberta**

**MLS # A2297326**



**\$325,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	690 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, central AC

Welcome to this comfortable, low-maintenance home that offers more space and flexibility than you might expect. This bilevel townhouse was built in 2000 and comes with a big bonus: no condo fees, giving you the ease of townhouse living without the monthly extra cost. The main level feels bright and functional with a smart layout that makes everyday living simple. The living room and upper bedroom have recently been updated with new flooring, giving the space a fresh, move-in-ready feel. The upper bedroom is currently set up as a den/office, creating a great work-from-home space, reading room, or cozy retreat depending on your needs. The full bathroom connects both to the bedroom and the hallway, offering a convenient semi-ensuite setup for added privacy. Downstairs, the fully finished basement expands your living space with three additional bedrooms and another full bathroom ideal for guests, kids, hobbies, or simply having room to spread out. Outside, the home faces a school and large green space, giving you an open view and a welcoming neighborhood feel. The backyard is smaller but fenced and surprisingly private, with a back deck that includes storage underneath plus a separate shed for even more storage options. If you've been looking for an affordable home that balances practicality, privacy, and location this one is worth a look.