



GRASSROOTS
REALTY GROUP

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**125 Blackfoot Circle W
Lethbridge, Alberta**

MLS # A2174275



\$459,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,210 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Fantastic location!! This well cared for multi split level home backs directly onto park and features a total of 4 bedrooms, 3 baths and a full walk out basement from 3rd level family room. Fourth level is open for development and would allow for a 5th bedroom/office or family room/games room. Close to schools, pools more parks and shopping.. Great family home and shows true pride of ownership over the years.