



**125 Blackfoot Circle W  
Lethbridge, Alberta**

**MLS # A2174275**



**\$444,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.