



**GRASSROOTS**  
REALTY GROUP

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**29 Blackfoot Crescent W  
Lethbridge, Alberta**

**MLS # A2174344**



**\$398,500**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 1,133 sq.ft.  | <b>Age:</b>   | 2000 (24 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Off Street, Single Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape, Street Lighting, Pie Shaped Lot |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Recessed Lighting, Vaulted Ceiling(s) |                   |      |

**Inclusions:** garage opener remotes

Open and spacious 4 level split with 3rd level walkout and attached garage. There are currently 3 bedrooms and 3 bathrooms, plus a complete unfinished 4th level for expanding your options. Vaulted ceilings and ample windows provide warm and inviting living areas. Features a cute covered front veranda, covered BBQ deck off the kitchen, and sheltered patio space via the walkout basement entry. Lovely mature treed lot. Great location close to all levels of schools and proximity to the curling and ice rinks and the YMCA aquatics centre, gymnasiums, and the fitness centre.