



**GRASSROOTS**  
REALTY GROUP

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**782 Blackfoot Terrace W  
Lethbridge, Alberta**

**MLS # A2174608**



**\$320,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

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

Welcome to your new family home in the heart of West Lethbridge! This charming house is nestled in a welcoming, family-friendly neighborhood, ideal for those with young children and teenagers. Conveniently located near schools, your daily routine is made easier with short commutes and stress-free drop-offs. Step inside and enjoy the spacious, open-concept layout, designed to create a seamless flow between living spaces. Natural light pours in through the large windows, illuminating the bright and inviting atmosphere throughout. With ample living space, this home is perfect for growing families who need room to spread out and create lasting memories. The third floor walk-out allows easy access to the outdoor living spaces. Whether you're hosting gatherings or enjoying a relaxing Sunday, this home offers the ideal setting for every occasion. Don't miss the opportunity to make this wonderful house your new home! Contact your REALTOR today to schedule a viewing and imagine the possibilities.