



**GRASSROOTS**  
REALTY GROUP

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**190 Blackfoot Court West  
Lethbridge, Alberta**

**MLS # A2178576**



**\$390,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** N/A

This charming bi-level home offers the perfect blend of comfort and convenience. Featuring 2 spacious bedrooms upstairs and two more downstairs, along with 2 full bathrooms, it's ideal for families or those who like to entertain. The home boasts high vaulted ceilings that create a bright and airy atmosphere, while the air conditioning ensures summer comfort. Outside, the low maintenance backyard with artificial turf provides a private retreat, and the double detached garage with the front parking pad offer ample parking. Located close to schools, parks, shopping and public transportation, this home truly has it all. Call your favorite Realtor&reg; today.