



**#32, 295 Blackfoot Road W  
Lethbridge, Alberta**

**MLS # A2180416**



**\$299,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished, Walk-Out To Grade

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 300

**LLD:** -

**Zoning:** residential

**Utilities:** -

**Inclusions:** N/A

Welcome to The Brownstones, located just off of whoop-up. Close to parks, schools, shopping and more!! There are 3 bedrooms and 3 bathrooms. Special features include central vacuum, gas fireplace, single attached garage and all appliances included. This complex has great guest parking all around. There is a front covered veranda and back deck for you to enjoy the best summer barbecues. There is also a large walk out basement ready to be developed.