



**60, 295 Blackfoot Road W  
Lethbridge, Alberta**

**MLS # A2183348**



**\$304,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** 1 Garage Remote, All Blinds

Welcome to The Brownstones. Excellent location, right off Whoop Up Drive, with close proximity to schools, shopping, rinks, pool & exercise at the YMCA, also great location to U of L. This condo backs onto the GS Lakie Middle School grounds and features a walk out basement with the family room completed, as well as the bathroom is drywalled, painted and just needs fixtures. The main floor has kitchen, dining and livingroom with gas fireplace, large closet plus a single attached garage. Upstairs has 3 bedrooms, main bath and the primary bedroom has a walk in closet plus full ensuite. There is a built in desk for studying or crafting as well as the convenience of the laundry where the bedrooms are. Condo features a deck of the dining area as well as the walk out patio for the lower level. Easy lifestyle with no exterior maintenance or yard work.