



**785 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2194109



\$419,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,049 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: TV MOUNT(NO TV'S), MOVEABLE SHED.

Pride of ownership shows throughout in this 10/10 maintained property in West Lethbridge. Home features 3 level split design with welcoming entry that has a second door to the garage. Living room has vaulted ceilings and vinyl plank flooring. Main floor also has vinyl plank flooring and features kitchen with newer stainless steel appliances & beautiful brand new quartz counters! Dining room is a good size and has a door to the deck out back. Large backyard on this 141 foot deep lot! Completing the main are 2 bedrooms and a full bathroom. Basement just added brand new carpets, and the family room has a gas fireplace that is perfect for cozying up in the winter months. Basement also has another bedroom, another full bathroom, and utility/laundry room. Yard is fenced and landscaped with a pergola in the back corner. Roof shingles were new in 2020, hot water tank in fall of 2023, washer and dryer in 2022, the home was just painted(except for basement bedroom)! Owner has had furnace serviced and ducts cleaned last in December 2023. Single attached garage features a man door. Driveway has parking for 1 large or 2 small to mid size vehicles. Move in and enjoy!