



**817 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2195966



\$425,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,014 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: security system with 2 cameras, composting tumbler, hot tub and attachments, basement freezer

Beautifully Upgraded 4-Bedroom Home in a Prime Location! You have to see the incredible upgrades throughout this fully developed home! Featuring 4 bedrooms, 3 full bathrooms, and a cozy family room with a fireplace, this home is both stylish and functional. You'll love the clever storage space tucked under the sunken living room—perfect for keeping everything organized. Picture relaxing in the hot tub after a long day with your favourite beverage. The main floor is bright and open, boasting newer cabinets, granite countertops, and sleek black stainless appliances. Every detail has been refreshed, from the updated bathrooms to the modern paint, trim, and finishes. The primary suite is a true retreat, complete with a full ensuite that has dual shower systems and walk-in closet. Practicality meets convenience with underground sprinklers a heated attached garage and an XL driveway, offering plenty of space for parking. Located in a fantastic neighbourhood, you're close to the YMCA, ice rink, schools, shopping, and the new Temple under construction, plus easy access to a gas bar, coffee shops, and more! This well-loved and beautifully maintained home is ready for its next chapter. Don't miss out!