



**30 Mt Blakiston Road W
Lethbridge, Alberta**

MLS # A2196347



\$409,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Treed, Underground S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Central Vac + Attachments, White Cupboards w/ Handles in storage room, Cabinet in unfinished basement bedroom, Brown Cabinet in basement family room, Water Purifying System, Garage Door Opener + 2 Controls, Garage Heater, Shed

Here is an IMMACULATE bi-level located in the family friendly community of Mountain Heights! Just a few finishing touches down and you've got a 3 + 2 bedroom , 2.5 bathroom home that has been lovingly maintained. Many updates including flooring, paint, the hot water tank and window tint & blinds. This one also features NO POLY B. It was all replaced and updated about 8 years ago! There's a large kitchen with island, ample dining space, a spacious main floor living room and beautifully updated laminated flooring. The master bedroom has a 2 piece ensuite as well. Downstairs has one finished bedroom, and is about 80% complete to have another bedroom, huge family room and 3 piece bathroom (the bathroom is in working order). There's a large storage room with cabinets & under the stair storage as well. Situated on a large corner lot that is beautifully landscaped, a double HEATED detached garage, large driveway and potential for RV parking. Walking distance to schools, shopping and a playground. This is a must see!