



**35 Blackfoot Road W
Lethbridge, Alberta**

MLS # A2201701



\$449,999

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: 2 Fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers, 2 microwaves, blinds, central air conditioning, garage door opener and 1 remote, underground sprinklers

Looking to expand your real estate portfolio? This affordably priced, approximately 1,026 sq/ft bi-level home is an ideal investment opportunity with fantastic cash flow potential. Located near most amenities, the property features a walkout basement suite that's sure to impress. The upper level offers a spacious layout with vaulted ceilings, two bedrooms, and plenty of closet space. The kitchen is equipped with an island, an eating area, and ample storage, making it perfect for daily living and entertaining. Convenience is key with its own lower floor laundry, attached front garage, A/C, and underground sprinklers. The lower-level illegal suite is a real gem, boasting its own private laundry and a stunning kitchen with plenty of cabinets. It also includes two bedrooms and offers a functional and stylish space for tenants or extended family. The home had new shingles installed in 2021. This property shows 10/10 and is ready to be added to your portfolio or called home!