



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**146 Blackfoot Boulevard W
Lethbridge, Alberta**

MLS # A2212877



\$350,000

Division:	Indian Battle Heights		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	817 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-50
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this beautifully renovated four-bedroom, two-bathroom home on the desirable west side of Lethbridge. Just steps away from the YMCA, a tranquil pond, and scenic walking paths, this property offers both convenience and lifestyle in a family-friendly neighbourhood!! Inside, you'll be impressed by the extensive updates throughout the home. Enjoy brand-new flooring on every level, plush new carpet in the basement, fresh paint from top to bottom, updated light fixtures, and stylish new baseboards and trim. The kitchen and bathrooms feature new faucets and taps, sleek cabinet hardware, and stainless steel appliances, giving the entire home a modern and refreshed feel. There's also great storage space under the stairs, perfect for seasonal items or keeping things organized! The thoughtful layout includes a bright, open-concept main floor with connected living, dining, and kitchen areas—ideal for entertaining or spending quality time with family. Upstairs you'll find vaulted ceilings, one spacious bedroom and a full bathroom, while the lower level offers three large bedrooms and a second full bathroom, providing plenty of space for everyone! Outside, the fully fenced backyard is perfect for kids, pets, and outdoor gatherings. There are also two off-street parking spaces located conveniently behind the home. This home is close to GS Lakie Middle School, No Frills, and a variety of other nearby shops and amenities. With bus stops just a short walk away and the University of Lethbridge nearby, this property offers excellent potential as both a primary residence and an investment. Whether you're a first-time home buyer or looking to expand your rental portfolio, this move-in-ready home is a must-see! Contact your REALTOR and book your showing today!

Copyright (c) 2025 . Listing data courtesy of Grassroots Realty Group. Information is believed to be reliable but not guaranteed.