

**781 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2239979



\$400,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	997 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Sump Pump(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, central vac, window coverings, garage door opener with remote.

Welcome to this fantastic 3-bedroom, 2-bathroom bi-level home located in the highly desirable Indian Battle Heights neighborhood! This home offers unbeatable convenience — within walking distance to schools, parks, The Crossings shopping center, and with quick, easy access to main thoroughfares for a smooth commute. You’ll appreciate the single attached garage with space for two additional vehicles on the driveway, along with recent updates including a newer roof, newer hot water tank, new laminate flooring on both levels, and a fresh coat of paint. The main floor features beautiful vaulted ceilings that enhance the sense of space and fill the home with natural light. You'll also find a bright, open kitchen and dining area with pantry, a spacious primary bedroom with generous closet space, a second bedroom and full bath, plus multiple closets for extra storage. The lower level offers a large third bedroom, an expansive family room, a second full bathroom, and a laundry room with even more storage. Step outside from the walkout lower level to a large yard with no neighbors behind — offering privacy and excellent potential for future development. Whether you're a first-time buyer, investor, or looking to downsize, this property checks all the boxes. Contact your favorite REALTOR® today to book a showing!