

455 Blackfoot Manor W Lethbridge, Alberta

MLS # A2270673



\$395,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	917 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to 455 Blackfoot Manor W — a well-maintained 4-level split offering functional space and great updates. The main floor features a bright and comfortable layout with a spacious living room, dining area, and kitchen. The upper level includes 2 bedrooms and a full 4-piece bathroom. The third level offers a large family room, ideal for entertaining or movie nights. On the fourth level, you'll find the third bedroom, a second full bathroom, and additional storage. Recent improvements include a brand-new roof, and the home shows excellent care throughout. The backyard is a great size, fully fenced, and includes alley access for added convenience. This location is close to elementary, middle, and high schools, walking paths, shopping, and west-side amenities, with easy access to the University of Lethbridge. Be sure to view the full photo gallery, floorplan, and virtual tour to appreciate the layout and space this home offers.