

**4, 295 Blackfoot Road W  
Lethbridge, Alberta**

**MLS # A2265039**



**\$338,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Indian Battle Heights                                                    |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,223 sq.ft.                                                             | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Front Drive, Garage Door Opener, Garage Faces Front, Guest, Parking Pad, |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh   |               |                   |

|                    |                                                                                         |                   |        |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                                                                 | <b>Condo Fee:</b> | \$ 300 |
| <b>Basement:</b>   | Full                                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                                                                            | <b>Zoning:</b>    | R-37   |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage |                   |        |

**Inclusions:** Fridge, stove, range hood, washer/dryer, window hardware/covering, garage door control & 1 remote

Step inside this bright and inviting 4-bedroom, 3.5-bath townhouse offering 1,770 sq. ft. of total living space, giving the perfect blend of comfort, convenience, and low-maintenance living. Perfectly located in one of Lethbridge's most convenient neighborhoods, you'll be just minutes from the University of Lethbridge, YMCA, schools, shopping, and public transit. Whether you're a growing family, a university professional, or an investor seeking a high-demand rental, this home checks every box. Inside, you'll love the thoughtful layout with multiple living areas designed for both connection and privacy. The modern kitchen opens seamlessly to the dining and living spaces, creating a warm setting for family dinners or entertaining friends. Upstairs, you'll find 2 generous sized bedrooms, a clean 4pc bathroom, and a comfortable primary bedroom with a 4pc ensuite, while the finished lower level offers flexibility for a home office, guest suite, or rental opportunity housing another large size bedroom, 4pc bathroom & oversized recreation space! Move-in ready and beautifully maintained, this townhouse combines space, style, and value — truly a rare find in today's market. Condo fees are only \$300/month!