

**209 Mt Blakiston Road W
Lethbridge, Alberta**

MLS # A2277374

\$300,000



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|------------------|--|---------------|-------------------|
| Division: | Mountain Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 871 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Driveway, Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Standard Shaped Lot | | |

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|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-LZ |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Soaking Tub, Tankless Hot Water | | |

Inclusions: All Appliances as is, A/C, Window Coverings & Shed

This solid Mountain Heights bungalow offers the perfect blend of peace of mind and potential. "Big ticket" items have been redone including the roof, furnace, AC, and a high-efficiency hot water on demand system. This home includes a front ramp and a convenient walk-in tub on the main floor. Outside, the large, fully fenced yard provides plenty of space for family gatherings with the added privacy of no neighbors directly behind. Located just minutes from the University and local schools, this professionally cleaned home is a fantastic opportunity for those looking to build instant equity. Bring your creative touch for paint and flooring to truly make this gem shine! Call a REALTOR® today to view. Quick possession is possible.