

**29, 295 Blackfoot Road W
Lethbridge, Alberta**

MLS # A2287021



\$300,000

Division: Indian Battle Heights

Type: Residential/Four Plex

Style: Bi-Level

Size: 582 sq.ft. **Age:** 2004 (22 yrs old)

Beds: 2 **Baths:** 1 full / 1 half

Garage: Concrete Driveway, Single Garage Attached

Lot Size: 0.05 Acre

Lot Feat: Landscaped

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 300

Basement: Full

LLD: -

Exterior: Brick, Concrete, Vinyl Siding

Zoning: R-37

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Blinds, Garage Door Opener, 1 Remote, Central A/C

Welcome to #29, 295 Blackfoot Road W, a bright and well-kept bi-level end unit townhouse condo on Lethbridge's West Side. Offering 2 bedrooms and 1.5 bathrooms, this home features a beautiful open-concept main floor with large windows that fill the space with natural light. The living room is warm and inviting with a cozy gas fireplace, while the kitchen has been refreshed with new appliances, backsplash, and new flooring both up and down in 2022. Enjoy the convenience of a single attached garage, the bonus of a brand new hot water tank, and true low-maintenance living—no landscaping or snow removal to worry about. Ideally located with quick access to Whoop-Up Drive and just minutes from groceries, restaurants, pubs, the University of Lethbridge, and the YMCA, this move-in ready home offers comfort, style, and convenience in one great package.