

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

**MLS # A2287021**



**\$300,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	582 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&ndash;295 Blackfoot Road W, a bright and well-kept bi-level end unit townhouse condo on Lethbridge&rsquo;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&mdash;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.