



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

28, 295 Blackfoot Road W  
Lethbridge, Alberta

MLS # A2293817



**\$319,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Refridgerator in garage is included.

Welcome to the Brownstones! Conveniently located in a fantastic West Lethbridge neighbourhood, close to schools, parks, public transit, shopping, and beautiful walking paths. Perfect for university students, a small family, or young professionals. This beautifully kept end unit features a bright main floor with a spacious kitchen, dining area, and living room. The lower level offers two comfortable bedrooms, plus a versatile loft/den area above the attached garage, ideal for a home office or extra living space. Additional features include air conditioning, a cozy fireplace, and an attached garage. Recent upgrades include hot water tank, dryer and dishwasher are all about 1 year old. Book your showing today!