

**135 Blackfoot Court W  
Lethbridge, Alberta**

**MLS # A2308560**



**\$409,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to this immaculately well-kept home in the heart of West Lethbridge! Located just minutes from the YMCA, schools, shopping, parks, and everyday amenities, this beautifully maintained 1003 sq. ft. home offers the perfect blend of comfort, style, and functionality. Featuring 4 bedrooms and 2 full bathrooms, this home has been thoughtfully updated with fresh carpet and flooring throughout along with bright new LED pot lights that give the entire space a warm and modern feel. From the moment you walk in, you’ll notice how clean, inviting, and incredibly well cared for this property truly is – you really have to see it to believe how nice it is. With two separate living areas, there’s plenty of room for the whole family to relax, entertain, or simply enjoy a cozy night in. The layout feels spacious yet homey, creating the perfect atmosphere for everyday living. Step outside to a large backyard with tons of space for entertaining guests, summer BBQs, or giving the kids room to run and play. This is the kind of home that shows true pride of ownership throughout and is move-in ready for its next owners to enjoy.