

**709 Blackfoot Terrace W
Lethbridge, Alberta**

MLS # A2309951



\$425,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	999 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Separate Entrance, Storage		

Inclusions: NA

This bi-level home offers a great layout, extra privacy, and a location that backs onto Metis Trail with no neighbours directly behind. With 3 bedrooms, 2 full bathrooms, central A/C, and a single attached garage, this home has a lot to offer. The main floor features a bright living space with vaulted ceilings that help the home feel open and spacious. You'll find 2 bedrooms upstairs, along with a full bathroom, making it a functional layout for everyday living. The kitchen and dining area flow nicely together, with access to the backyard space. The walk-out lower level is a great bonus, giving you that extra entrance and more options for how you want to use the space. Downstairs includes a large family room, 1 additional bedroom, another full bathroom, and plenty of room to enjoy movie nights, play space, or even future development options if you need more flexibility. Outside, the backyard is fully fenced and backs onto Metis Trail, giving you extra privacy and room behind the property without direct neighbours. The single attached garage offers space for parking along with additional storage. Included in the purchase are the kitchen appliances, washer, dryer, and central A/C. Take a look at the photos and virtual tour to see if this home checks the boxes!