

## 194 Mt Blakiston Road W Lethbridge, Alberta

**MLS # A2331364**



# \$369,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mountain Heights                   |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bi-Level                           |               |                   |
| <b>Size:</b>     | 975 sq.ft.                         | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Off Street               |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                          |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Cul-De-Sac, Front Yard |               |                   |

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Heating:</b>    | Forced Air                        |
| <b>Floors:</b>     | Carpet, Tile                      |
| <b>Roof:</b>       | Asphalt Shingle                   |
| <b>Basement:</b>   | Full                              |
| <b>Exterior:</b>   | Stucco, Wood Frame                |
| <b>Foundation:</b> | Poured Concrete                   |
| <b>Features:</b>   | Open Floorplan, Walk-In Closet(s) |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CM |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Located in the family-friendly west side community of Mountain Heights, this fully developed bi-level offers an excellent opportunity for first-time buyers, young families, or anyone looking to get into the market without compromising on space. Surrounded by parks, playgrounds, schools, and just minutes from the University of Lethbridge, shopping, and everyday amenities, this is a location that continues to be one of the west side's most popular choices. Situated on a corner lot, you'll also appreciate the additional parking and extra breathing room that comes with the property. Inside, the bright main floor is highlighted by vaulted ceilings and a large front bay window that fills the living room with natural light. The dining area connects seamlessly with the living room and kitchen, creating an open, functional layout that's perfect for both everyday living and entertaining. The kitchen has been refreshed with updated cabinet doors, laminate countertops, a tile backsplash, updated appliances, and a practical design that offers plenty of cabinet and counter space. The main floor also features two spacious bedrooms along with a full four-piece bathroom. Downstairs, the fully developed lower level provides even more living space with a generous family room centered around a cozy gas fireplace, an additional bedroom or office, a three-piece bathroom, and a large primary bedroom complete with dual closets and a private ensuite featuring a corner jacuzzi tub. Outside, the large side deck overlooks the spacious backyard, providing plenty of room for summer barbecues, entertaining, kids, pets, or gardening. Offering four bedrooms, three bathrooms, multiple living spaces, and an unbeatable combination of affordability, functionality, and location, this move-in ready home is the perfect place to start building equity today while providing the flexibility to become a fantastic

long-term investment in the future.