

\$369,900 - 483 Blackfoot Manor W, Lethbridge

MLS® #A2074053

\$369,900

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

FIRE SALE BEFORE CHRISTMAS

FANTASTIC INVESTMENT PROPERTY or MORTGAGE HELPER- Live UP and rent DOWN - or rent BOTH! Here is a super rare opportunity to own a great home with an illegal suite in west Lethbridge. Located in a nice neighborhood with NO NEIGHBORS BEHIND backing onto Metis Trail! Just across from major amenities such as The Crossings (No Frills, Tim Hortons, Boston Pizza etc.), 5 minutes to the amazing YMCA/Cavendish Farms recreation center, and 5 minutes to the University of Lethbridge. This home contains a large DOUBLE attached garage with a separate man-door entrance, meaning you could even rent the garage separately if you desired! Upstairs features the mainfloor suite of this property, with 2 bedrooms and 1 bathroom. The living room contains a nice cozy fireplace for those extra chilly winter months. The BEAUTIFUL kitchen contain a large island great for entertaining guests or preparing those bigger meals! There is a full appliance package with a dishwasher, and the vaulted ceilings really make the home feel extra spacious. Off the dining room is the west-facing deck where you can enjoy beautiful sunsets and great views with no neighbors behind. The lower suite has its OWN SEPARATE ENTRANCE on the side of the home, giving these two suites a feeling or privacy and more separation. The kitchen, living and dining room are very open and spacious, and tons of natural lighting! The



kitchen has its own full appliance package with dishwasher and rangehood for the stove!

Down the hall contains the TWO bedrooms and main bathroom for the lower suite, along with access to mechanical room and laundry room. This property is very low maintenance as it is built in 2003, and very turn-key ready for you or your own tenants. *BONUS* the lower suite is currently rented to a great tenant! This is a rare property with all of the amenities, the great location, and the age of the home, so you better snag this great investment! **NOTE** Photos taken are when lower suite was vacant. Lower suite in same condition but is now tenant occupied**

Built in 2003

Essential Information

MLS® #	A2074053
Price	\$369,900
Sold Price	\$357,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	483 Blackfoot Manor W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7X7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finis

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2023
Date Sold	December 1st, 2023
Days on Market	106
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	Braemore Management
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