

\$309,000 - 7, 295 Blackfoot Road W, Lethbridge

MLS® #A2086138

\$309,000

3 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.00 Acres

Indian Battle Heights, Lethbridge, Alberta

PRICE IMPROVEMENT! Experience luxury condo-living in this private residence nestled within the West Lethbridge Brownstones condominium complex. Formerly a show home, this property boasts a wealth of features that define contemporary living.

The main floor unfolds with a slate gas fireplace, providing a warm and inviting ambiance that complements the air-conditioned interior. Immerse yourself in the kitchen, featuring a brand new stove, modern appliances and anchored by an eat-in area leading to an outdoor haven—a deck off the kitchen offering front-row seats to prairie sunrises and sunsets.

This residence is thoughtfully designed, featuring 3 bedrooms and a den, and 3 bathrooms, providing ample space for families or those who appreciate room for guests. The master suite boasts a spacious walk-in closet. Two additional bedrooms on the upper level share a full bathroom, and at the same time there is a fourth room in the basement which could serve as a bedroom or private home-office.

The fully finished basement is a testament to contemporary design, showcasing a sleek suspended ceiling with LED pot-lights. This additional living space provides opportunities for entertainment, relaxation, or a home gym. The convenience of central air, brand new



washer/dryer and central vac adds the comfort and convenience that most new builds donâ€™t offer anymore.

Situated in close proximity to the Crossings complex, enjoy the amenities of the state-of-the-art YMCA family complex, grocery shopping, local favorite restaurants, and multiple schools in close vicinity, including the university!

The allure of this residence extends beyond its interior, with upgraded landscaping that opens onto a vast green space as well as a super single attached garage.

Don't miss the opportunity to make this luxurious haven your ownâ€”schedule a showing with your favorite realtor today.

Built in 2007

Essential Information

MLS® #	A2086138
Price	\$309,000
Sold Price	\$301,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	7, 295 Blackfoot Road W
---------	-------------------------

Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8A6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	December 17th, 2023
Days on Market	72
Zoning	R-37
HOA Fees	225.00
HOA Fees Freq.	MON

Listing Details

Listing Office

2 PERCENT REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.