

\$345,000 - 146 Blackfoot Court W, Lethbridge

MLS® #A2106550

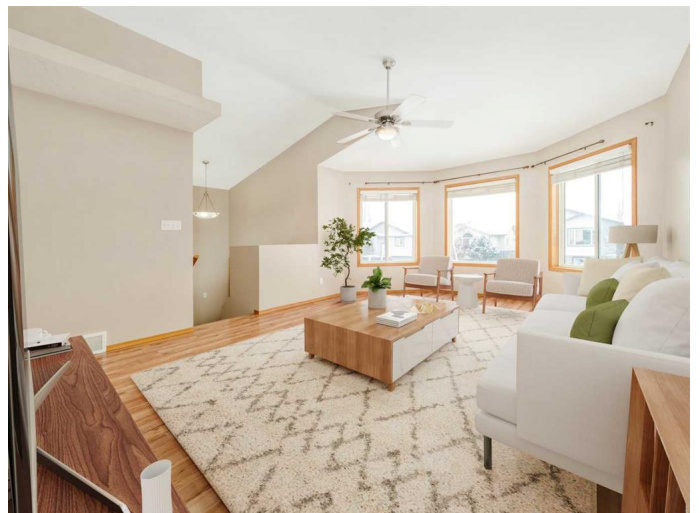
\$345,000

4 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 146 Blackfoot Court, a perfect property for first time home buyers or investors. This home boasts a spacious living room with vaulted ceilings and an abundance of natural light. The kitchen and dining area provide the ideal space for cooking and entertaining guests. Step out from the dining room onto the generous deck, perfect for enjoying sunny days. The two bedrooms feature brand new carpet and offer ample space for furniture. The 4-piece bathroom includes plenty of counter space and a linen closet. Downstairs, you'll find an illegal suite with a separate entrance. With its large windows, the living room does not feel like it's in a basement. There is an abundance of storage space located off the living area. The kitchen features a pantry and a large window over the sink. Two bedrooms, a linen closet, and 4-piece bathroom complete the lower level. The front of the house offers an oversized paved driveway, while the backyard includes a parking pad for two vehicles. A generous sized backyard offers plenty of room to enjoy. This home is conveniently located within walking distance to GS Lakie Middle School and Mike Mountain Horse Elementary School; and a short drive to Father Leonard Van Tighem School. Parks and playgrounds are also nearby. With West Lethbridge Towne Centre just a 5 minute drive away, you'll have access to a variety of amenities including grocery stores, restaurants, a fitness center, banks, and pharmacies. Don't miss out on the



opportunity to view this wonderful property.
Contact your Realtor today to book a showing!

Built in 2002

Essential Information

MLS® #	A2106550
Price	\$345,000
Sold Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	146 Blackfoot Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7W1

Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Front Drive, Off Street, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features None
Lot Description Back Lane, Back Yard, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed February 8th, 2024
Date Sold February 10th, 2024
Days on Market 2
Zoning R-SL
HOA Fees 0.00

Listing Details

Listing Office Optimum Realty Group

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