

# \$265,000 - 23 Blackfoot Boulevard W, Lethbridge

MLS® #A2107095

## \$265,000

3 Bedroom, 2.00 Bathroom, 733 sqft

Residential on 0.05 Acres

Indian Battle Heights, Lethbridge, Alberta

This location and price point can not be beat! If you are looking for an affordable family home, this great townhouse is a must see. There has been a recent refresh of the property in addition to numerous upgrades made over the years There are NO CONDO FEES associated with this property; which is situated directly across from the field at GS Lakie School and close to walking trails and shopping. There are three bedrooms and 1.5 bathrooms in this home. You could choose to make the larger bedroom upstairs your Primary or take the smaller room downstairs which is attached to the full bathroom. There is ample living spaces with an open concept living and kitchen area upstairs and a very bright family room downstairs. The back deck and yard are large enough for a bit of entertaining and the mudroom makes entry from the off street parking very functional. Just imagine the possibilities!

Built in 2000

## Essential Information

MLS® #	A2107095
Price	\$265,000
Sold Price	\$260,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	733
Acres	0.05
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

### **Community Information**

Address	23 Blackfoot Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7N7

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Other, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 15th, 2024
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Date Sold	March 1st, 2024
Days on Market	14
Zoning	R-50
HOA Fees	0.00

### **Listing Details**

Listing Office            Onyx Realty Ltd.

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