

\$437,500 - 547 Blackfoot Manor W, Lethbridge

MLS® #A2138484

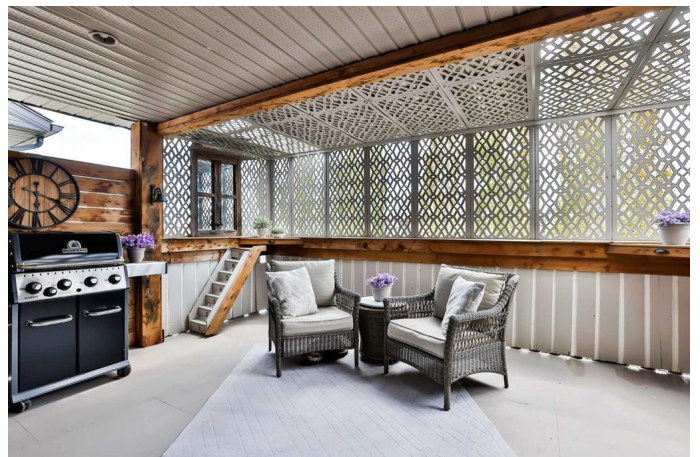
\$437,500

4 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to your next dream home! This is probably the cutest and most meticulously kept home I've seen in a very long time. The front yard and deck is surrounded with beautiful foliage and is a great spot to enjoy your morning coffee. Lets step inside and discover the incredible features this home has to offer. The vaulted ceilings, skylight and many windows allow an abundance of natural lighting to show off the many well above average updates. For example, the window valances are made from wood and engraved. The flooring was recently re-done with beautiful luxury vinyl planking. Next, look at the recently updated and beautifully designed kitchen and dining area. Boasting custom built-ins (for extra storage), custom built "off white" kitchen cabinets with quartz countertops, in-cabinet lighting, and so much more. Just off the kitchen is a door leading to a large partially covered deck with removable privacy lattice. It's great for lounging, child outdoor activities and pets. Also on this floor you'll find a large primary bedroom with a walk-in closet including built-in cabinets, a second bedroom/office space with a walk-in closet and a 4 piece bath. Another added touch, a second laundry room/flex space has been designed off the garage, so your lower level could become a mother-in-law space or something similar. The lower level of this home has been beautifully designed. With large windows, large rooms, walkout out, another 4 piece bath, laundry, wash basin, and



additional cabinetry. The garage has a loft and built-in cabinets for extra storage. Other recent updates include: new roof shingles in 2023, new hot water tank in 2023, New paint, faucets, lighting and more. The backyard has mature trees for privacy and shade along with a shed for extra storage. The 1 time owner boasts the home's location is exceptionally convenient, quite and safe . With close proximity to the University, Whoop-Up Drive, a block from GS Lakie Middle School, walking distance to the High Schools, the Crossings shopping, ATB Centre, and much more. Viewing the 3D walk-through will help you visualize a place you want to call home.

Built in 2004

Essential Information

MLS® #	A2138484
Price	\$437,500
Sold Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,157
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	547 Blackfoot Manor W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7W4

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 12th, 2024
Days on Market	6
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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