

\$449,000 - 100 Blackfoot Circle W, Lethbridge

MLS® #A2170196

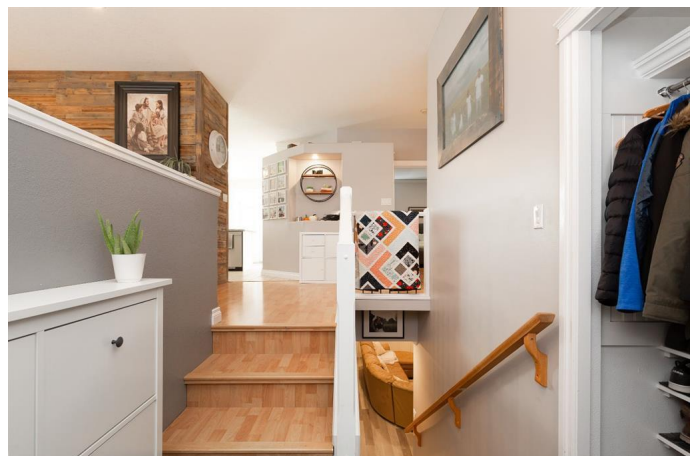
\$449,000

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.16 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this one of a kind home with so many unique and beautiful updates that you won't find anywhere else! The main floor boasts 2 bedrooms and 2 bathrooms as well as a newly renovated custom kitchen with all the features you've been looking for. From the walk in closet in the master bedroom to the rock climbing wall and loft in the other main floor bedroom, there are custom touches at every turn. The bright basement greets you with a spacious family room with beautiful storage cabinets and book shelves and a stone fireplace for those cool winter days. A built in home theatre system makes this space great for entertaining and hangouts! The basement features 2 more bedrooms, one of which has custom built in desks which makes a great office or could be part of an awesome bedroom as well as one full bathroom. The fully finished laundry and storage area add more beauty to this space. The outside of the home is even more breathtaking than the inside. The front of the home is maintenance free with an oversized driveway to give you lots of room for parking in addition to the heated double attached garage with storage lockers and a sink. The backyard is huge with a stamped concrete pad and gazebo as well as gravelled space perfect for a trampoline or play area. There are also raised garden beds, raspberries, strawberries and an apple tree. The yard offers so much to enjoy year around. If all of that wasn't enough, the home is centrally located close to 3 schools, parks and



amenities. A great place to raise a family or plan for the next chapter of your life. There is so much to see, call your favourite REALTOR® today and book a private viewing.

Built in 2002

Essential Information

MLS® #	A2170196
Price	\$449,000
Sold Price	\$447,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,080
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	100 Blackfoot Circle W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V6

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Oversized, Concrete Driveway

Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Vinyl Windows, Walk-In Closet(s), Bookcases, Closet Organizers, Crown Molding, Central Vacuum, Granite Counters, High Ceilings
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Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage, Covered Courtyard, BBQ gas line
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2024
Date Sold	November 13th, 2024
Days on Market	35
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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