

# \$419,900 - 785 Blackfoot Terrace W, Lethbridge

MLS® #A2194109

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

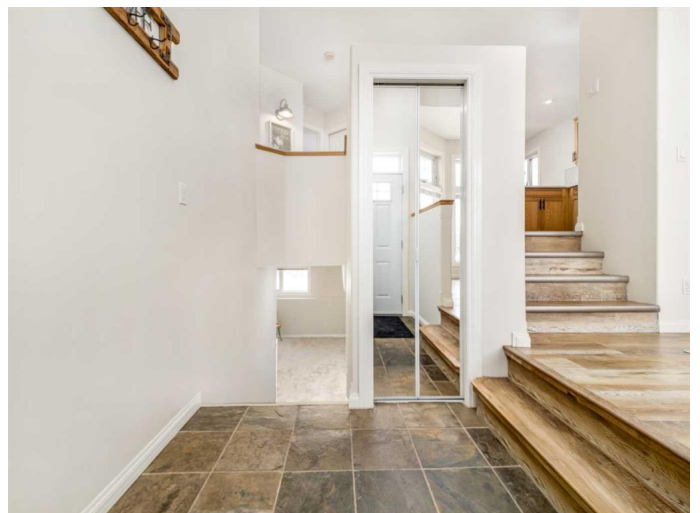
Pride of ownership shows throughout in this 10/10 maintained property in West Lethbridge. Home features 3 level split design with welcoming entry that has a second door to the garage. Living room has vaulted ceilings and vinyl plank flooring. Main floor also has vinyl plank flooring and features kitchen with newer stainless steel appliances & beautiful brand new quartz counters! Dining room is a good size and has a door to the deck out back. Large backyard on this 141 foot deep lot! Completing the main are 2 bedrooms and a full bathroom. Basement just added brand new carpets, and the family room has a gas fireplace that is perfect for cozying up in the winter months. Basement also has another bedroom, another full bathroom, and utility/laundry room. Yard is fenced and landscaped with a pergola in the back corner. Roof shingles were new in 2020, hot water tank in fall of 2023, washer and dryer in 2022, the home was just painted(except for basement bedroom)! Owner has had furnace serviced and ducts cleaned last in December 2023. Single attached garage features a man door. Driveway has parking for 1 large or 2 small to mid size vehicles. Move in and enjoy!

Built in 2003

## Essential Information

MLS® # A2194109

Price \$419,900



|                |               |
|----------------|---------------|
| Sold Price     | \$425,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,049         |
| Acres          | 0.11          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 785 Blackfoot Terrace W |
| Subdivision | Indian Battle Heights   |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 7Y7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Family Room, Gas, Tile                                                                               |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                    |
|-----------------|--------------------|
| Lot Description | Landscaped         |
| Roof            | Asphalt Shingle    |
| Construction    | Stucco, Wood Frame |
| Foundation      | Poured Concrete    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Date Sold      | March 5th, 2025     |
| Days on Market | 21                  |
| Zoning         | R-SL                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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