

# \$425,000 - 817 Blackfoot Terrace W, Lethbridge

MLS® #A2195966

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

Beautifully Upgraded 4-Bedroom Home in a Prime Location!

You have to see the incredible upgrades throughout this fully developed home!

Featuring 4 bedrooms, 3 full bathrooms, and a cozy family room with a fireplace, this home is both stylish and functional. You'll love the clever storage space tucked under the sunken living room—perfect for keeping everything organized. Picture relaxing in the hot tub after a long day with your favourite beverage. The main floor is bright and open, boasting newer cabinets, granite countertops, and sleek black stainless appliances. Every detail has been refreshed, from the updated bathrooms to the modern paint, trim, and finishes. The primary suite is a true retreat, complete with a full ensuite that has dual shower systems and walk-in closet.

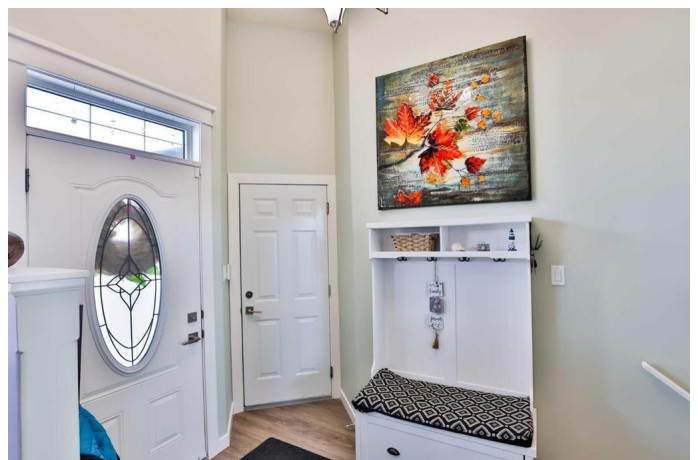
Practicality meets convenience with underground sprinklers a heated attached garage and an XL driveway, offering plenty of space for parking. Located in a fantastic neighbourhood, you're close to the YMCA, ice rink, schools, shopping, and the new Temple under construction, plus easy access to a gas bar, coffee shops, and more!

This well-loved and beautifully maintained home is ready for its next chapter.

Don't miss out!

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2195966    |
| Price          | \$425,000   |
| Sold Price     | \$450,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,014       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 817 Blackfoot Terrace W |
| Subdivision | Indian Battle Heights   |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 7M9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Pantry                                                                          |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings, Dryer, Washer |
| Heating           | Forced Air                                                                                        |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas, Basement                                                                                     |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                             |
| Construction      | Stone, Vinyl Siding                         |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Date Sold      | March 6th, 2025     |
| Days on Market | 13                  |
| Zoning         | R-SL                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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