

# \$409,900 - 30 Mt Blakiston Road W, Lethbridge

MLS® #A2196347

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.13 Acres

Mountain Heights, Lethbridge, Alberta

Here is an IMMACULATE bi-level located in the family friendly community of Mountain Heights! Just a few finishing touches down and you've got a 3 + 2 bedroom , 2.5 bathroom home that has been lovingly maintained. Many updates including flooring, paint, the hot water tank and window tint & blinds. This one also features NO POLY B. It was all replaced and updated about 8 years ago! There's a large kitchen with island, ample dining space, a spacious main floor living room and beautifully updated laminated flooring. The master bedroom has a 2 piece ensuite as well. Downstairs has one finished bedroom, and is about 80% complete to have another bedroom, huge family room and 3 piece bathroom (the bathroom is in working order). There's a large storage room with cabinets & under the stair storage as well. Situated on a large corner lot that is beautifully landscaped, a double HEATED detached garage, large driveway and potential for RV parking. Walking distance to schools, shopping and a playground. This is a must see!

Built in 1993

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2196347  |
| Price      | \$409,900 |
| Sold Price | \$409,900 |
| Bedrooms   | 5         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,040       |
| Acres          | 0.13        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 30 Mt Blakiston Road W |
| Subdivision | Mountain Heights       |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 6N3                |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Ceiling Fan(s), Central Vacuum                                                                 |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Bar Fridge, Electric Stove, Other |
| Heating           | Forced Air                                                                                                     |
| Cooling           | Central Air                                                                                                    |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard, Storage                                     |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Vinyl Siding                                                                       |
| Foundation        | Poured Concrete                                                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Date Sold      | March 20th, 2025    |
| Days on Market | 27                  |
| Zoning         | R-L                 |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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