

# \$350,000 - 146 Blackfoot Boulevard W, Lethbridge

MLS® #A2212877

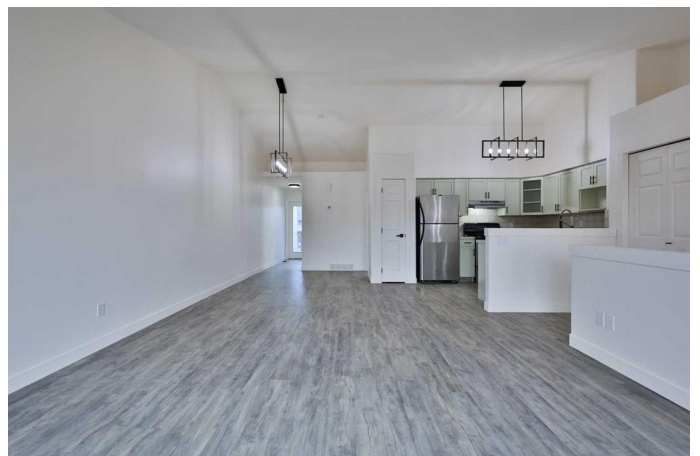
**\$350,000**

4 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.05 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this beautifully renovated four-bedroom, two-bathroom home on the desirable west side of Lethbridge. Just steps away from the YMCA, a tranquil pond, and scenic walking paths, this property offers both convenience and lifestyle in a family-friendly neighbourhood!! Inside, you'll be impressed by the extensive updates throughout the home. Enjoy brand-new flooring on every level, plush new carpet in the basement, fresh paint from top to bottom, updated light fixtures, and stylish new baseboards and trim. The kitchen and bathrooms feature new faucets and taps, sleek cabinet hardware, and stainless steel appliances, giving the entire home a modern and refreshed feel. There's also great storage space under the stairs, perfect for seasonal items or keeping things organized! The thoughtful layout includes a bright, open-concept main floor with connected living, dining, and kitchen areas—ideal for entertaining or spending quality time with family. Upstairs you'll find vaulted ceilings, one spacious bedroom and a full bathroom, while the lower level offers three large bedrooms and a second full bathroom, providing plenty of space for everyone! Outside, the fully fenced backyard is perfect for kids, pets, and outdoor gatherings. There are also two off-street parking spaces located conveniently behind the home. This home is close to GS Lakie Middle School, No Frills, and a variety of other nearby shops and amenities. With bus stops just a short walk away and the University of



Lethbridge nearby, this property offers excellent potential as both a primary residence and an investment. Whether you're a first-time home buyer or looking to expand your rental portfolio, this move-in-ready home is a must-see! Contact your REALTOR and book your showing today!

Built in 2003

### **Essential Information**

MLS® #	A2212877
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	146 Blackfoot Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Z2

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	R-50

## Listing Details

Listing Office	Grassroots Realty Group
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