

# \$334,900 - 191 Blackfoot Boulevard W, Lethbridge

MLS® #A2245724

**\$334,900**

4 Bedroom, 2.00 Bathroom, 792 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to this beautifully designed end-unit bi-level townhouse, offering the perfect blend of style, space, and comfort. This thoughtfully laid-out home features vaulted ceilings on the main floor, enhancing the open feel of the bright and inviting living space.

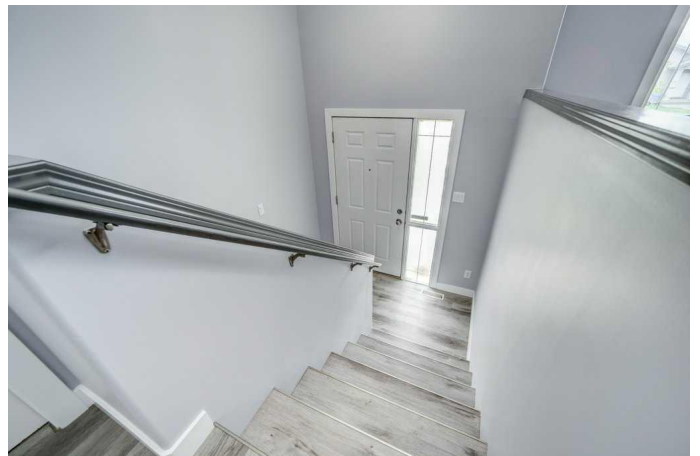
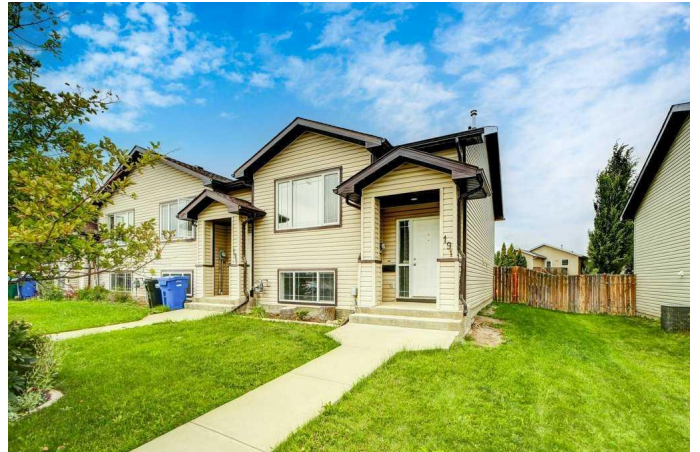
Upstairs you'll find a spacious primary bedroom and a full bathroom, while the lower level boasts three additional bedrooms and another full bathroom—ideal for families, guests, or a home office setup.

Enjoy the outdoors on your private balcony overlooking a fenced backyard complete with raised garden beds, ready for your personal touch. The back offers off-street parking and room for a future garage (buyer to confirm with the City of Lethbridge).

Whether you're looking for a primary residence or an investment property, this location offers easy access to the University of Lethbridge—perfect if you or your child are attending. It's also conveniently close to all levels of schooling, and features quick access routes in and out of the neighborhood to make commuting simple and efficient.

Recent upgrades include durable vinyl flooring and fresh paint throughout, making this home truly move-in ready.

Don't miss your chance to own this



affordable, functional, and stylish home in a well-connected and established community!

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245724               |
| Price          | \$334,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 792                    |
| Acres          | 0.08                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 191 Blackfoot Boulevard W |
| Subdivision | Indian Battle Heights     |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1K 7Z2                   |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Alley Access, Gravel Driveway, Off Street, On Street |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Storage                                               |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

**Exterior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Entrance, Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Vinyl Siding                                                                                             |
| Foundation        | Poured Concrete                                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 4                |
| Zoning         | R-50             |

**Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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