

\$319,900 - 48, 295 Blackfoot Road W, Lethbridge

MLS® #A2252245

\$319,900

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.04 Acres

Indian Battle Heights, Lethbridge, Alberta

Step inside and youâ€™re greeted with a spacious entry finished in slate tile, plus handy access to the attached garage. Just off the entry is a half bath and closet for coats and shoes. The main floor has a nice open feel with 9-foot ceilings, hardwood flooring, and a bright living/kitchen setup. Out back youâ€™ve got a great view overlooking GS Lakie Middle Schoolâ€™s yard. This home is set up for comfort year-round with central A/C in the summer and a cozy gas fireplace in the winter. The dining area works well whether you want it bigger or smaller depending on your furniture, and you can walk right out to the deck from here. Upstairs youâ€™ll find three bedrooms, including a spacious master with a bright walk-in closet and a full ensuite. The other two bedrooms also face the school yard, and thereâ€™s a second full bath plus a built-in desk area and convenient laundry space. The basement is almost ready to go for you. There is drywall around the edges, with insulation already there. There is a rough-in for a fourth bathroom, giving you options to expand. PLUS this unit has a walkout basement! The Brownstones complex is close to schools, shopping, and has visitor parking for your guests.

Built in 2005

Essential Information

MLS® #

A2252245



Price	\$319,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	48, 295 Blackfoot Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K8A7

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	10
Zoning	R-37

Listing Details

Listing Office	Lethbridge Real Estate.com
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