

\$449,999 - 35 Blackfoot Road W, Lethbridge

MLS® #A2201701

\$449,999

4 Bedroom, 2.00 Bathroom, 1,026 sqft
Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Looking to expand your real estate portfolio? This affordably priced, approximately 1,026 sq/ft bi-level home is an ideal investment opportunity with fantastic cash flow potential. Located near most amenities, the property features a walkout basement suite that's sure to impress.

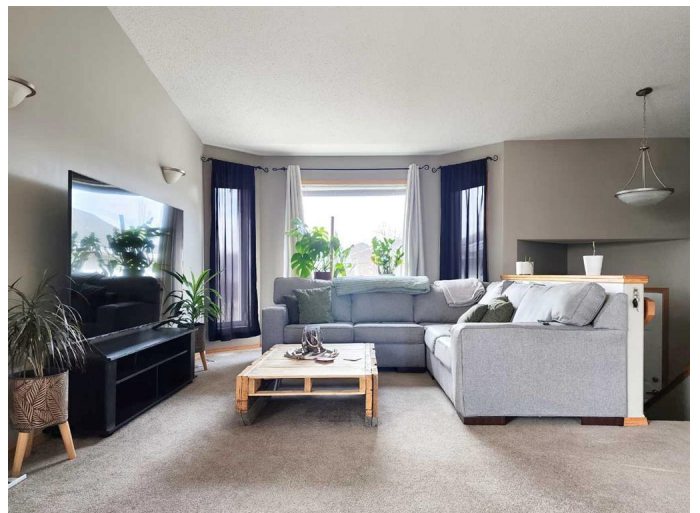
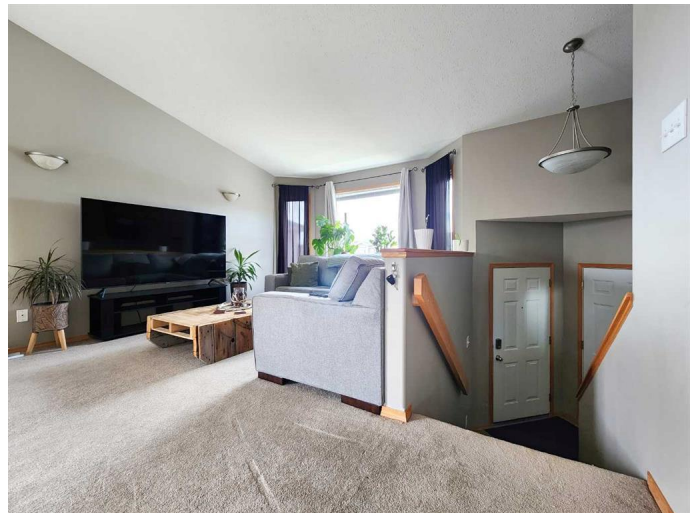
The upper level offers a spacious layout with vaulted ceilings, two bedrooms, and plenty of closet space. The kitchen is equipped with an island, an eating area, and ample storage, making it perfect for daily living and entertaining. Convenience is key with its own lower floor laundry, attached front garage, A/C, and underground sprinklers.

The lower-level illegal suite is a real gem, boasting its own private laundry and a stunning kitchen with plenty of cabinets. It also includes two bedrooms and offers a functional and stylish space for tenants or extended family. The home had new shingles installed in 2021. This property shows 10/10 and is ready to be added to your portfolio or called home!

Built in 2000

Essential Information

MLS® #	A2201701
Price	\$449,999
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	35 Blackfoot Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7P6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed March 24th, 2025

Days on Market 7

Zoning R-SL

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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