

\$399,900 - 52 Blackfoot Court W, Lethbridge

MLS® #A2204753

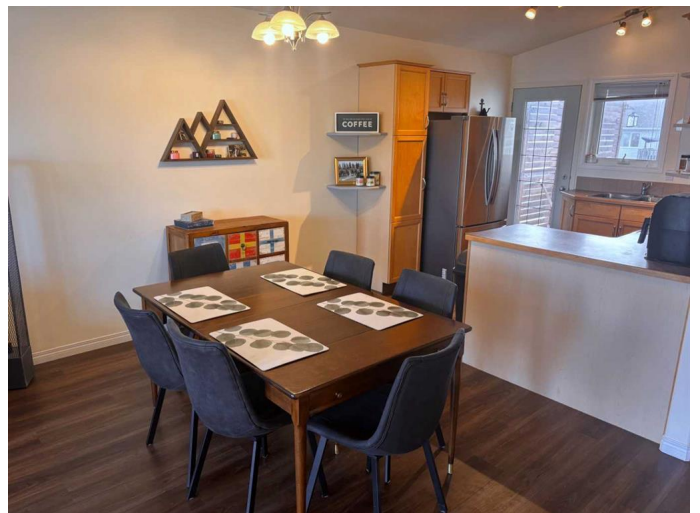
\$399,900

3 Bedroom, 2.00 Bathroom, 997 sqft
Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Immaculate and well-maintained, this 3-bedroom bi-level in Blackfoot Court offers exceptional versatility for new homeowners. Whether you're looking for a comfortable family home or a multi-generational living arrangement, this property is a perfect fit, thanks to its convenient basement entry leading to the shared laundry room from the rear parking pad. This 2+1-bedroom home has been tastefully updated with new vinyl plank flooring, newer stainless steel appliances, and a recently replaced hot water heater. The kitchen features warm maple cabinetry, a peninsula island overlooking the dining nook, and access to a private covered deck—perfect for outdoor relaxation. Below, an inlaid brick patio offers additional space for entertaining. The spacious primary bedroom boasts semi-ensuite access to the 4-piece main bath. Downstairs, a stylish barn door enhances the large family room, which includes a sleek wet bar with its own fridge (space). The lower level is completed by a third bedroom, an upgraded 3-piece bath, and a laundry room. With off-street parking available at both the front and rear, convenience is built right in for both short- and long-term guests. Located just minutes from schools, playgrounds, and The Crossings shopping center, this home combines comfort, style, and a prime location. Don't hesitate, call your Realtor® TODAY!

Built in 2003



Essential Information

MLS® #	A2204753
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	997
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	52 Blackfoot Court W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7P5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Central Vacuum, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Misting System
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2025
Days on Market	10
Zoning	R-SL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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