

**8 Blackfoot Court W  
Lethbridge, Alberta****MLS # A2246198****\$379,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Freezer, 2 Movable Sheds, Fire table and umbrella in yard.

Ideal location, perfect starter home, affordable price range. What more needs to be said? Take a look at this one today! This 4 level split offers plenty of separate living space in an affordable package. Ready for your family to move in and make this house your home. A total of 3 bedrooms and 2 bathrooms offer the perfect size to start your home buying journey or downsize as you move to the next stage of life. Two family rooms and a spacious yard give you lots of options for life and entertaining. Stay cool on those hot days with the recently installed central A/C and enjoy the patio on the cool fall nights with an included fire table. Immediate possession available, you could be in your new home before summer ends! Come take a look today!