# \$399,900 - 204 Blackfoot Circle West, Lethbridge

MLS® #A2230135

## \$399,900

4 Bedroom, 2.00 Bathroom, 1,056 sqft Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome home to 204 Blackfoot Circle West.

Set in a quiet, family friendly neighbourhood, your home is surrounded by parks and schools, making it the perfect place to settle in, raise a family, or simply enjoy a peaceful pace of life in West Lethbridge.

As you walk in, you're greeted by a bright foyer with wide staircases and vaulted ceilings that create a warm and spacious first impression. The kitchen, complete with stainless steel appliances flows easily into your dining and living areas, making it ideal for everyday living and hosting friends or family.

Just off your kitchen, you have access to the deck. Perfect for BBQs or relaxing at the end of the day. Down the hall, there's a full bathroom, the primary bedroom, and a second bedroom that's currently being used as a home office.

Downstairs, your fully finished basement adds even more versatility with two additional bedrooms, another bathroom, and a bright, inviting family room. Thanks to the large windows, the basement feels open and cheerful. Ready for cozy movie nights, game time, or kids' play.

The front yard is landscaped and low-maintenance, while the backyard is a blank canvas waiting to meet your needs.







If you're ready to stop dreaming and start living, reach out to your favourite realtor and come see it for yourself. You won't want to miss it.

#### Built in 2001

### **Essential Information**

MLS® # A2230135 Price \$399,900

Bedrooms 4
Bathrooms 2.

Bathrooms 2.00 Full Baths 2

Square Footage 1,056
Acres 0.08

Year Built 2001

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 204 Blackfoot Circle West

Subdivision Indian Battle Heights

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 7T2

## **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Kitchen Island, No Smoking Home, Pantry, Skylight(s), Storage, Vaulted

Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave,

Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 4

Zoning R-SL

## **Listing Details**

Listing Office REAL BROKER

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