

# \$379,000 - 8 Blackfoot Court W, Lethbridge

MLS® #A2246198

## \$379,000

3 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

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!

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246198    |
| Price          | \$379,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,014       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |               |
|--------|---------------|
| Style  | 4 Level Split |
| Status | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8 Blackfoot Court W   |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 7P5               |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Breakfast Bar, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | See Remarks                                       |
| Heating           | Forced Air                                        |
| Cooling           | Central Air                                       |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt                                               |
| Construction      | Vinyl Siding                                          |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 12               |
| Zoning         | R-SL             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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