

# \$324,900 - 30, 295 Blackfoot Road W, Lethbridge

MLS® #A2215816

## \$324,900

2 Bedroom, 4.00 Bathroom, 1,277 sqft

Residential on 0.04 Acres

Indian Battle Heights, Lethbridge, Alberta

Functional & affordable! This versatile and spacious 2 bedroom, 4 bathroom condo offers the perfect balance of comfort, functionality, and location. With loads of well planned living space, it features walk-in closets in both massive bedrooms, 2 full bathrooms including a private ensuite, plus 2 convenient half baths. Enjoy the morning sun on the spacious high level deck. The fully finished walkout basement adds flexible living/sleeping or work from home space, while the attached garage provides year round convenience. Whether you're a student, a first-time buyer or looking to downsize, you'll love having easy access to transit, shopping, restaurants and residing just 6 minutes from the University of Lethbridge. Come take a look at this great opportunity as soon as possible!

Built in 2005

## Essential Information

MLS® #	A2215816
Price	\$324,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,277
Acres	0.04
Year Built	2005



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30, 295 Blackfoot Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8A6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Vinyl Windows, Jetted Tub
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
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Days on Market	7
Zoning	R-37

## **Listing Details**

Listing Office	Onyx Realty Ltd.
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