

\$449,999 - 35 Blackfoot Road W, Lethbridge

MLS® #A2201701

\$449,999

4 Bedroom, 2.00 Bathroom, 1,026 sqft
Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Looking to expand your real estate portfolio? This affordably priced, approximately 1,026 sq/ft bi-level home is an ideal investment opportunity with fantastic cash flow potential. Located near most amenities, the property features a walkout basement suite that's sure to impress.

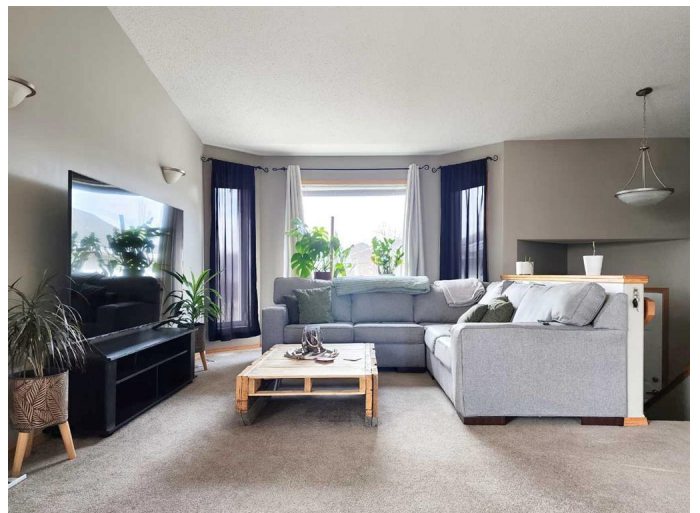
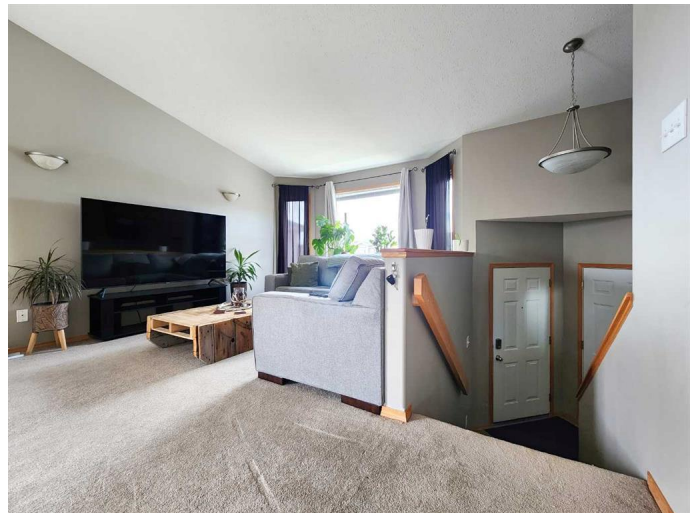
The upper level offers a spacious layout with vaulted ceilings, two bedrooms, and plenty of closet space. The kitchen is equipped with an island, an eating area, and ample storage, making it perfect for daily living and entertaining. Convenience is key with its own lower floor laundry, attached front garage, A/C, and underground sprinklers.

The lower-level illegal suite is a real gem, boasting its own private laundry and a stunning kitchen with plenty of cabinets. It also includes two bedrooms and offers a functional and stylish space for tenants or extended family. The home had new shingles installed in 2021. This property shows 10/10 and is ready to be added to your portfolio or called home!

Built in 2000

Essential Information

| | |
|----------|-----------|
| MLS® # | A2201701 |
| Price | \$449,999 |
| Bedrooms | 4 |



| | |
|----------------|-------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,026 |
| Acres | 0.08 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 35 Blackfoot Road W |
| Subdivision | Indian Battle Heights |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1K 7P6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan |
| Appliances | Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Rain Gutters |
| Lot Description | Back Yard, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

Date Listed March 24th, 2025

Days on Market 17

Zoning R-SL

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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