

# \$335,000 - 58, 295 Blackfoot Road W, Lethbridge

MLS® #A2261264

**\$335,000**

3 Bedroom, 4.00 Bathroom, 1,220 sqft  
Residential on 0.04 Acres

Indian Battle Heights, Lethbridge, Alberta

Enjoy the convenience of condo living in this well-maintained two-story home with a functional layout. Upstairs, youâ€™ll find three bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, along with another full bathroom for the additional bedrooms.

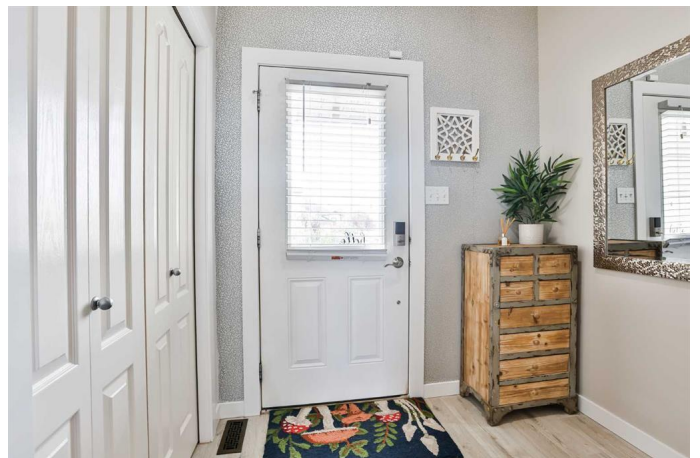
The main floor features an open-concept kitchen, dining, and living room, along with a convenient half bathroom. Step out onto the deck to enjoy views of the GS Lakie School field â€™ with no neighbors directly behind.

The fully developed walkout basement adds flexibility with a bright family/recreation room, another full bathroom, and direct access to the outdoors, making the space feel open and accessible.

With snow removal and landscaping included, this condo offers a true low-maintenance lifestyle â€™ giving you more time to focus on what matters most. An attached single-car garage provides additional convenience.

Located close to the University of Lethbridge and surrounded by schools, shopping, and walking paths, this home combines function, comfort, and ease of living â€™ a great fit for families, busy professionals, or first-time buyers alike.

Built in 2006



## Essential Information

MLS® #	A2261264
Price	\$335,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,220
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	58, 295 Blackfoot Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8A7

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 1st, 2025
Days on Market	5
Zoning	R-37

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.