

# \$289,900 - 35, 295 Blackfoot Road W, Lethbridge

MLS® #A2263717

**\$289,900**

2 Bedroom, 2.00 Bathroom, 723 sqft

Residential on 0.00 Acres

Indian Battle Heights, Lethbridge, Alberta

Open House cancelled. Nice, clean and bright bi-level condominium in the Brownstones. Features 2 bedrooms, 1 and 1/2 bathrooms, loft space for a computer room/den, spacious kitchen with an island, large living room with a gas fireplace, 10 foot ceilings on the main floor, attached single finished garage, central air and more. This is an end unit which adds additional windows making this a nice and bright unit. New carpet has just been installed.

Built in 2004

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2263717      |
| Price          | \$289,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 723           |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

## Community Information

Address 35, 295 Blackfoot Road W



|             |                       |
|-------------|-----------------------|
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 8A6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | See Remarks                                                                                       |
| Heating           | Forced Air                                                                                        |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | See Remarks               |
| Roof              | Asphalt Shingle           |
| Construction      | Mixed                     |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-37               |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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