

\$400,000 - 781 Blackfoot Terrace W, Lethbridge

MLS® #A2239979

\$400,000

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.11 Acres

Indian Battle Heights, Lethbridge, Alberta

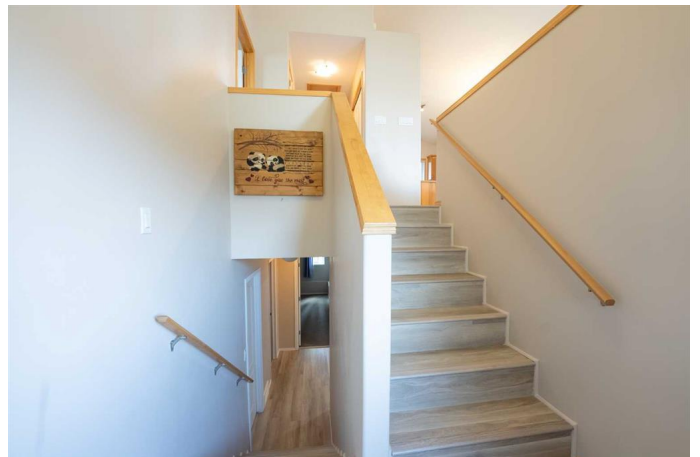
Welcome to this fantastic 3-bedroom, 2-bathroom bi-level home located in the highly desirable Indian Battle Heights neighborhood! This home offers unbeatable convenience â€” within walking distance to schools, parks, The Crossings shopping center, and with quick, easy access to main thoroughfares for a smooth commute.

Youâ€™ll appreciate the single attached garage with space for two additional vehicles on the driveway, along with recent updates including a newer roof, newer hot water tank, new laminate flooring on both levels, and a fresh coat of paint.

The main floor features beautiful vaulted ceilings that enhance the sense of space and fill the home with natural light. You'll also find a bright, open kitchen and dining area with pantry, a spacious primary bedroom with generous closet space, a second bedroom and full bath, plus multiple closets for extra storage.

The lower level offers a large third bedroom, an expansive family room, a second full bathroom, and a laundry room with even more storage. Step outside from the walkout lower level to a large yard with no neighbors behind â€” offering privacy and excellent potential for future development.

Whether you're a first-time buyer, investor, or looking to downsize, this property checks all the boxes. Contact your favorite REALTOR® today to book a showing!



Built in 2004

Essential Information

MLS® #	A2239979
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	997
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	781 Blackfoot Terrace W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7X7

Amenities

Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Zoning	R-SL

Listing Details

Listing Office	eXp Realty of Canada
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