

**3 Mt Blakiston Place W  
Lethbridge, Alberta**

**MLS # A2179546**



**\$419,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** None

Charming 5-Bedroom Corner Lot Home in a Cul-de-Sac Nestled in a quiet cul-de-sac on a desirable corner lot, this 5-bedroom home is perfect for families seeking comfort, convenience, and charm. The property is ideally located within walking distance of several scenic parks, elementary school, and middle school. Making it an ideal choice for families with young children. Whether you're enjoying a peaceful stroll or watching your kids play, the nearby amenities offer something for everyone. Inside, you'll find an inviting layout designed for functional family living. The bedrooms provide ample space for rest and relaxation, while the layout allows for privacy and seamless flow between living areas. Boasting a separate entrance that offers versatility—guest suite, or rental potential. Don't miss this opportunity to own a home that combines the comfort of a cul-de-sac with the convenience of being close to essential amenities such as convenient stores, gas stations, great parks, to mention a few.