



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

**423 Blackfoot Manor W  
Lethbridge, Alberta**

**MLS # A2188638**



**\$409,500**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Rectar		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window coverings, Garage door openers, Central A/C

Welcome to this charming 5 bedroom 2 bathroom bungalow in the desirable West Lethbridge! This 1,107 sq ft home offers a bright open floor plan, perfect for family living and entertaining. The airy living space seamlessly flows from the living room, to the dining room, and right into the kitchen on the mainfloor; all while keeping the privacy of the 3 bedrooms separate and away. Downstairs is fully developed with 2 more bedrooms and great recreational room that can be divided into multiple spaces of fun and functionality. The large windows still keep it bright and it's a great place to send the kids or the teenagers. Outside, you'll find a 20x 24ft double detached garage providing a comfortable space to park the vehicles as well as lots of cabinetry to store everything else. There is even an additional parking pad right beside the garage if more space is needed. The property is ideally located near schools, parks, shopping and all essential amenities making it a perfect choice for you to call home.