

**30 Mt Blakiston Road W  
Lethbridge, Alberta**

**MLS # A2196347**



**\$409,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Treed, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Central Vac + Attachments, White Cupboards w/ Handles in storage room, Cabinet in unfinished basement bedroom, Brown Cabinet in basement family room, Water Purifying System, Garage Door Opener + 2 Controls, Garage Heater, Shed

Here is an IMMACULATE bi-level located in the family friendly community of Mountain Heights! Just a few finishing touches down and you've got a 3 + 2 bedroom , 2.5 bathroom home that has been lovingly maintained. Many updates including flooring, paint, the hot water tank and window tint & blinds. This one also features NO POLY B. It was all replaced and updated about 8 years ago! There's a large kitchen with island, ample dining space, a spacious main floor living room and beautifully updated laminated flooring. The master bedroom has a 2 piece ensuite as well. Downstairs has one finished bedroom, and is about 80% complete to have another bedroom, huge family room and 3 piece bathroom (the bathroom is in working order). There's a large storage room with cabinets & under the stair storage as well. Situated on a large corner lot that is beautifully landscaped, a double HEATED detached garage, large driveway and potential for RV parking. Walking distance to schools, shopping and a playground. This is a must see!