



Anne French  
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133 Mt Blakiston Road W  
Lethbridge, Alberta

MLS # A2197655



**\$399,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Wood	<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>	No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Central Air Conditioner, Dishwasher, Garage Control and Remote, Range Hood, Refrigerator, Microwave, Stove, Washer/Dryer, Window Coverings/Hardware

This charming 3 Level/Split home is the perfect blend of comfort and spaciousness, ideal for those who love natural light and a breezy, open feel. The vaulted ceilings in the living room, open to the upper level, create a bright, airy atmosphere, while the bamboo flooring adds a touch of style and warmth. The upper floor is designed for easy living, with a cozy dining area and a kitchen featuring a charming breakfast nook—perfect for casual meals or gathering with loved ones. From above, the view of the spacious living room adds a lovely sense of openness, making it perfect for hosting friends and family. The upper level also includes two bedrooms and a full bathroom. Downstairs, the large family room is a great space for relaxing or entertaining, and there’s an extra bedroom or use as a home office. A bathroom, laundry area, and plenty of storage space in the crawl space offer all the convenience you need. Outside, the large lot, double detached garage, deck, and patio area are all ideal for enjoying warm spring and summer days. Plus, with a park just across the street and schools nearby, this home is perfect for families or anyone who loves being close to nature and community.