

# \$339,900 - 4, 295 Blackfoot Road W, Lethbridge

MLS® #A2265039

**\$339,900**

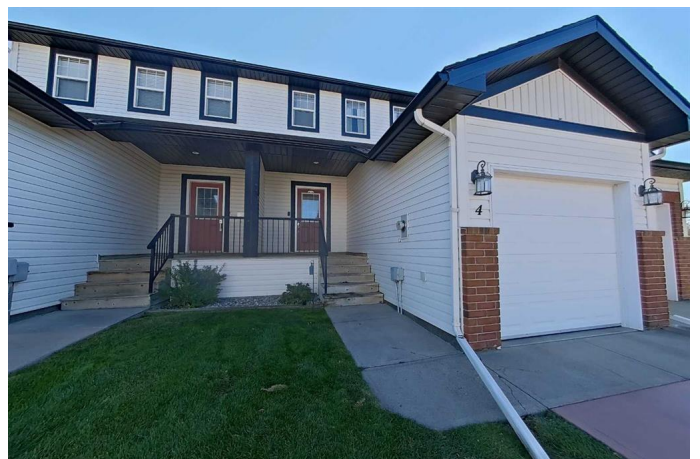
4 Bedroom, 4.00 Bathroom, 1,223 sqft  
Residential on 0.04 Acres

Indian Battle Heights, Lethbridge, Alberta

Step inside this bright and inviting 4-bedroom, 3.5-bath townhouse offering 1,770 sq. ft. of total living space, giving the perfect blend of comfort, convenience, and low-maintenance living. Perfectly located in one of Lethbridge's most convenient neighborhoods, you'll be just minutes from the University of Lethbridge, YMCA, schools, shopping, and public transit. Whether you're a growing family, a university professional, or an investor seeking a high-demand rental, this home checks every box. Inside, you'll love the thoughtful layout with multiple living areas designed for both connection and privacy. The modern kitchen opens seamlessly to the dining and living spaces, creating a warm setting for family dinners or entertaining friends. Upstairs, you'll find 2 generous sized bedrooms, a clean 4pc bathroom, and a comfortable primary bedroom with a 4pc ensuite, while the finished lower level offers flexibility for a home office, guest suite, or rental opportunity housing another large size bedroom, 4pc bathroom & oversized recreation space! Move-in ready and beautifully maintained, this townhouse combines space, style, and value — truly a rare find in today's market. Condo fees are only \$300/month!

Built in 2004

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2265039      |
| Price          | \$339,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,223         |
| Acres          | 0.04          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4, 295 Blackfoot Road W |
| Subdivision | Indian Battle Heights   |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 8A6                 |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                                                        |
| Parking Spaces | 2                                                                                                      |
| Parking        | Front Drive, Garage Door Opener, Garage Faces Front, Guest, Parking Pad, Paved, Single Garage Attached |
| # of Garages   | 1                                                                                                      |

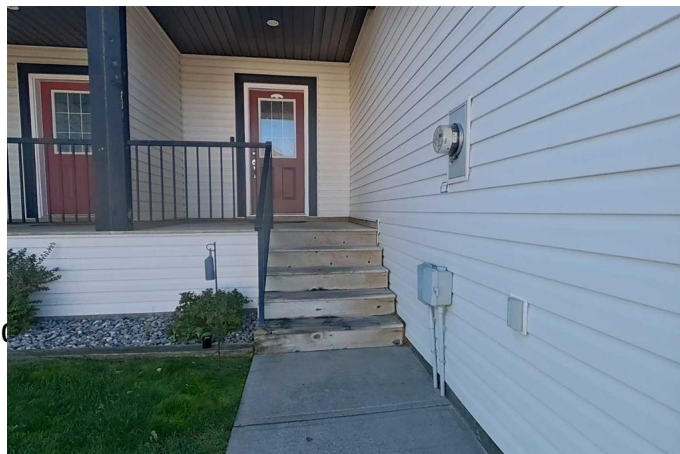
### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas, Living Room, Mantle                                                                                           |

|              |                |
|--------------|----------------|
| # of Stories | 2              |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, Private Entrance                     |
| Lot Description   | Few Trees, Front Yard, Land Neighbours Behind |
| Roof              | Asphalt                                       |
| Construction      | Vinyl Siding                                  |
| Foundation        | Poured Concrete                               |



## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 20                 |
| Zoning         | R-37               |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.