

# \$395,000 - 16 Blackfoot Court W, Lethbridge

MLS® #A2262700

**\$395,000**

3 Bedroom, 2.00 Bathroom, 918 sqft

Residential on 0.08 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 16 Blackfoot Court W, a well-maintained four-level split with a functional layout and a backyard oasis thatâ€™s perfect for relaxing or entertaining.

The main floor features an open living, dining, and kitchen area, offering a bright and practical space for daily living. Upstairs, youâ€™ll find two bedrooms and a full bathroom, while the third level includes a comfortable family room with a walkout to the beautiful backyard.

The fourth level adds even more space with another bedroom, full bathroom, laundry, and storage.

Located in a great westside neighborhood, this home is close to schools, parks, shopping, and amenities, with easy access to Whoop-Up Drive and just a short drive to the University of Lethbridge.

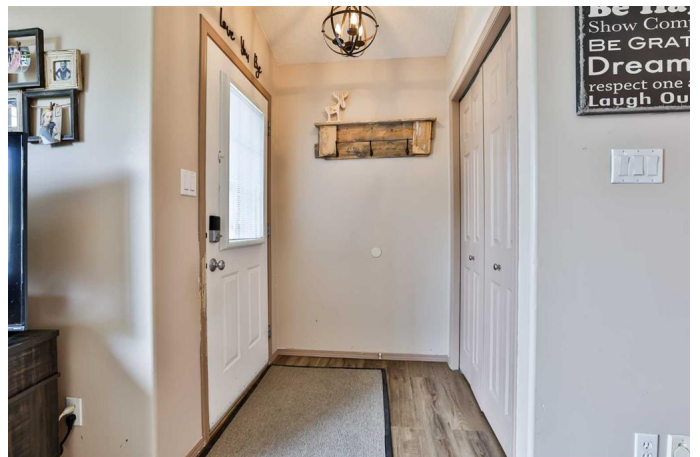
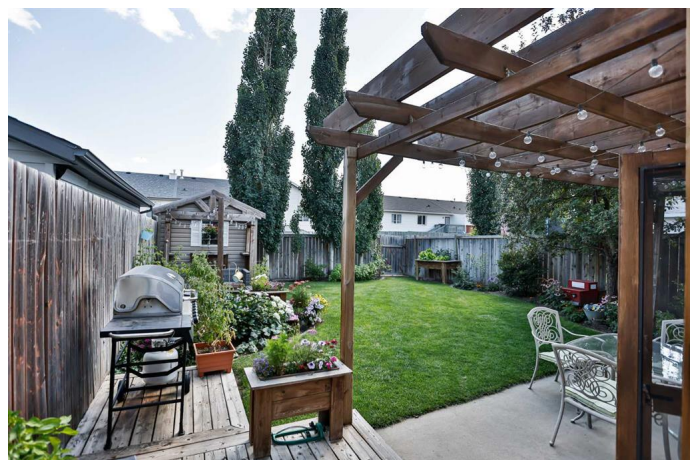
A wonderful opportunity to own a well-cared-for home that combines comfort, convenience, and a beautiful outdoor space.

Built in 2002

## Essential Information

MLS® # A2262700

Price \$395,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 918           |
| Acres          | 0.08          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 16 Blackfoot Court W  |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 7P5               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Sump Pump(s)                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                        |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full                                                                                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Storage                  |
| Lot Description   | Back Yard, Landscaped    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 34                |
| Zoning         | R-SL              |

## **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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