

# \$423,000 - 36 Blackfoot Circle W, Lethbridge

MLS® #A2248693

**\$423,000**

3 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.11 Acres

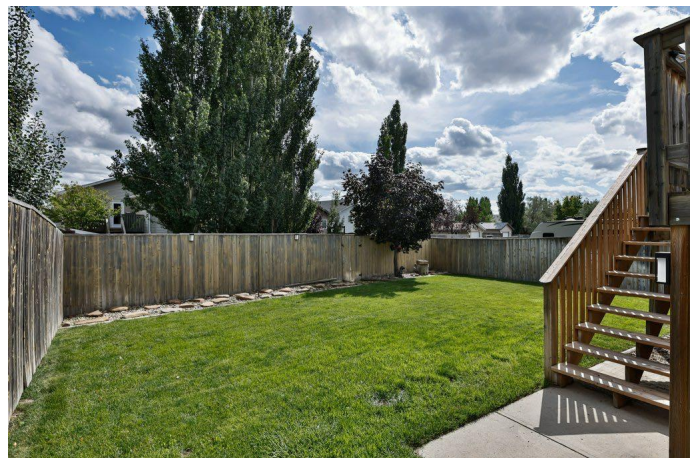
Indian Battle Heights, Lethbridge, Alberta

Welcome to 36 Blackfoot Circle W. Perfectly situated in a fantastic area, this 3-bedroom, 2-bathroom home with an attached garage is a must-see for families, students, and active lifestyles alike. You'll love being just minutes away from parks, shopping, restaurants and walking trails – all the essentials are right at your doorstep. Step inside and head upstairs to discover an inviting open-concept main floor featuring kitchen island that flows seamlessly into the living room – ideal for both relaxing and entertaining. This level also includes two well-sized bedrooms and a full bathroom. The basement offers a spacious family room, third bedroom, and the second full bathroom, giving you plenty of room to spread out. This home has everything you need – location, layout, and lifestyle. Call your favourite REALTOR® today to book a viewing.

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248693  |
| Price          | \$423,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 942       |
| Acres          | 0.11      |
| Year Built     | 2001      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 36 Blackfoot Circle W |
| Subdivision | Indian Battle Heights |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K7T1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | See Remarks                                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | Central Air                                                 |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 28                |
| Zoning         | R-SL              |

### Listing Details

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.