

\$495,000 - 145 Blackfoot Circle W, Lethbridge

MLS® #A2269365

\$495,000

5 Bedroom, 3.00 Bathroom, 1,420 sqft

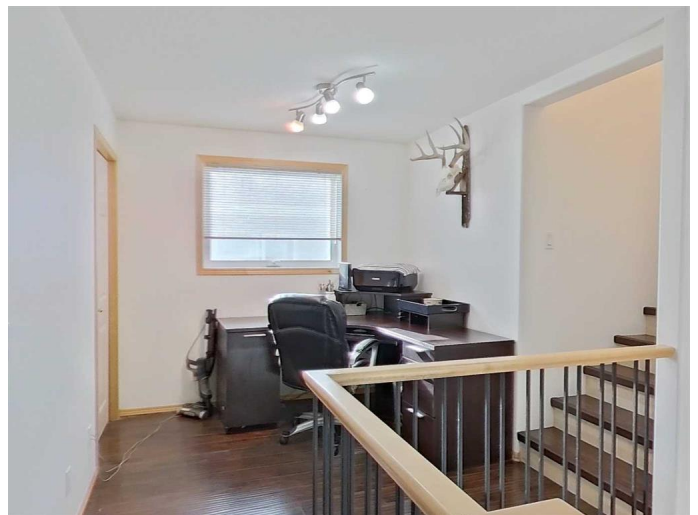
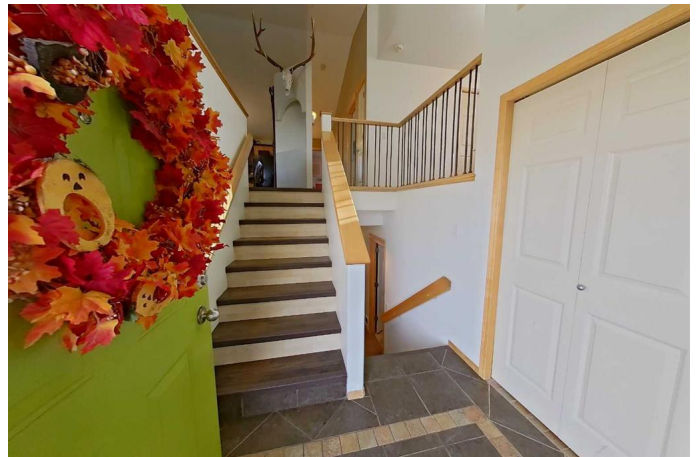
Residential on 0.09 Acres

Indian Battle Heights, Lethbridge, Alberta

Looking for the perfect combination of location, layout, and lifestyle? This rare modified bi-level has it all. Tucked away on a quiet street in desirable Indian Battle Heights, this one-owner home has been lovingly maintained in mostly original condition – lightly lived-in and ready for your personal touch with just a few cosmetic updates. Step inside and you’ll appreciate the open-concept design, where the kitchen truly shines – featuring a large island with plenty of counter space, double pantries, In floor heat under the tile and sightlines that let you stay connected to everything happening in the home.

Downstairs, the spacious family room has been the heart of many gatherings – from birthday parties to playoff celebrations – thanks to its walkout basement that flows out to the east-facing backyard, backing directly onto Blackfoot Park and playground. Enjoy morning sun on the deck and evening shade in this wind-protected yard. Upstairs, the primary suite offers generous space, a large closet, and a comfortable ensuite – a true retreat. And then there’s the location – walk your kids to elementary, middle, and high schools, all within 10 minutes. With the library, YMCA, and multiple grocery stores nearby, convenience is built right into your lifestyle. This is the kind of home that rarely comes up – well loved, well located, and ready for its next chapter. See it today!

Built in 2002



Essential Information

MLS® #	A2269365
Price	\$495,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,420
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	145 Blackfoot Circle W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7T4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	4
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	9
Zoning	R-SL

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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