

# \$385,000 - 23 Mt Blakiston Place W, Lethbridge

MLS® #A2230485

## \$385,000

3 Bedroom, 2.00 Bathroom, 1,254 sqft  
Residential on 0.15 Acres

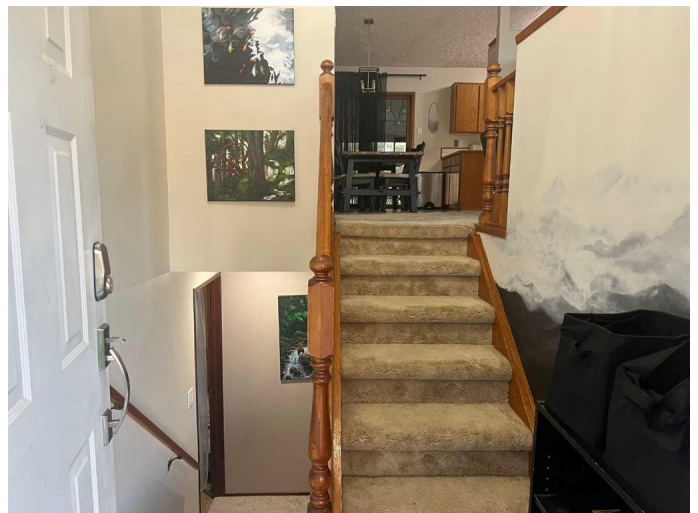
Mountain Heights, Lethbridge, Alberta

HELLO!!!! This is the house you have been waiting for!!!! Single attached garage & carport, quiet Cul-de-sac, close to several green spaces, 3 Bedrooms on the main floor, 1.5 baths, LARGE living room, LARGE family room, ability to add equity by finishing off a bedroom and bathroom in the basement, the ability to add your own personal touches, Wonderful sunroom/deck, close to schools, churches, walking/biking paths, parks and MORE and WELL BELOW \$400K!!! Some but not all updates include: Roof re-shingled in Oct 2020, Furnace W/ humidifier (2021), Dishwasher (2021), A/C (2023), All switches & outlets sealed with gaskets to prevent drafts in (2022), Windows re-insulated (2022), attic insulation upgraded from R28 to R60 (2022), fireplace sealed for insulation in 2022 (Fireplace is aesthetic only due to insulation and lack of floor tile for modern code compliance), U/G Sprinklers (2024), New Carpet basement (2024).

Built in 1984

## Essential Information

MLS® #	A2230485
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,254
Acres	0.15
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	23 Mt Blakiston Place W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6M4

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Single Garage Attached, Attached Carport
# of Garages	4

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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