



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**158 Jerry Potts Boulevard W
Lethbridge, Alberta**

MLS # A2305899



\$310,900

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	676 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-50
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer

Welcome to this beautifully refreshed 1/2 duplex offering comfort, convenience, and an ideal layout for families or first-time buyers. Perfectly located directly across from Mike Mountain Horse School, this home combines functional living with thoughtful updates throughout. Step inside to find fresh paint, stylish new lighting fixtures, new baseboards throughout, and brand new carpet in all basement bedrooms. The lower level features 3 spacious bedrooms, a full bathroom, and a dedicated laundry room, creating a private and practical sleeping space for the whole family. Upstairs, enjoy an inviting open concept design with a bright kitchen, dining area, and living room that flow seamlessly together perfect for everyday living. A convenient 1/2 bath is tucked just off the hallway near the back deck for added functionality. Stay comfortable year round with central air conditioning, and appreciate the convenience of 2 rear parking stalls accessible from the back alley. Whether you're looking for your first home, an investment property, or a low maintenance family home in a great location, this property checks all the boxes!