



GRASSROOTS
REALTY GROUP

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48 and 50 Jerry Potts Boulevard W
Lethbridge, Alberta

MLS # A2326572



\$575,000

Division:	Indian Battle Heights		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,001 sq.ft.	Age:	1981 (45 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Near Public Transit		

Heating:	Sep. HVAC Units, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Composite Siding, Concrete
Foundation:	Poured Concrete
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer and Dryer - All inclusions are in As-Is condition

Excellent Investment Opportunity in West Lethbridge! Attention investors, house-hackers, and smart buyers! Welcome to this full duplex located in a highly practical and convenient West Side location. If you are looking for a solid property with major value-add potential to generate serious rental income, this is the one. Each side of this functional duplex features a reliable, straightforward layout with three generous bedrooms—perfect for families or student roommates—one full bathroom, and a bright living space with great natural light. The lower levels offer a completely blank canvas where you can bring your own vision to life. With separate entrances already in place and two large windows on each side, the layout is tailor-made for a future transition into separate, self-contained rental units. Imagine finishing these spaces into bright, modern two bedroom suites that could nearly double your rental income streams. This location is all about day-to-day convenience and low vacancy rates. Your tenants will love being just minutes away from the University of Lethbridge, making this a steady, reliable draw for students. It is also close to local schools, parks, and everyday amenities including shopping, restaurants, grocery stores, banks, and more. Full duplexes with separate entrances and this much untapped potential don't come along every day. Schedule your private viewing today to see the incredible income potential for yourself!