



GRASSROOTS
REALTY GROUP

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

MLS # A2333125



\$325,000

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	650 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.62 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Affordable Opportunity in a Prime Location! Welcome to this newly renovated 3-bedroom, 1.5-bath half duplex, perfectly situated directly across from a school, making it an ideal choice for families with young children. This affordable home also presents an excellent opportunity for first-time home buyers, students, or savvy investors looking to expand their portfolio. The functional layout offers three spacious bedrooms, a bright and inviting living area, and a convenient 2-piece bathroom on the main floor with a full bathroom downstairs. Whether you're looking for a place to call home or a property with strong rental potential, this home checks all the boxes. Located close to schools, parks, public transit, shopping, and everyday amenities, you'll enjoy both convenience and value in this desirable location. Highlights: 3 spacious bedrooms 1 full bath and 1 half bath Half duplex with an efficient floor plan Directly across from a school Great for first-time buyers Ideal for students or roommates Excellent investment or rental property Close to parks, shopping, transit, and amenities Don't miss this fantastic opportunity to own an affordable home with endless potential in a family-friendly neighborhood! Call your realtor today before it's gone.