



GRASSROOTS
REALTY GROUP

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158 Jerry Potts Boulevard W
Lethbridge, Alberta

MLS # A2339037



\$299,000

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: N/A

Welcome to this updated 1/2 duplex located directly across from Mike Mountain Horse School. With a functional layout, plenty of recent updates, and room for the whole family, this is a great option for first time buyers, families, or investors. The main floor features a bright open concept kitchen, dining area, and living room, giving you a comfortable space for everyday living and entertaining. Just off the hallway is a convenient 1/2 bathroom with easy access to the rear deck. Downstairs you will find 3 good sized bedrooms, a full bathroom, and a dedicated laundry area. Recent improvements include fresh paint, updated lighting, new baseboards throughout, and new carpet in all 3 basement bedrooms. Central air conditioning keeps the home comfortable through the summer, while 2 rear parking stalls off the back alley provide convenient off street parking. With a great location close to schools and plenty of updates already completed, this home is ready for its next owner.