



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48 Jerry Potts Boulevard W
Lethbridge, Alberta

MLS # A2347761

\$289,900

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	927 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, None, Off Street, On Street, RV Access/Parking, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, See Remarks, Separate Entrance, Wood Windows		

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

Welcome to a fantastic opportunity on the Westside of Lethbridge! This versatile 927 sq. ft. half-duplex bungalow is packed with potential, making it the perfect fit whether you are looking to generate extra rental income or build quick sweat equity. The main floor features a functional layout with three bedrooms and a full bathroom, offering comfortable living for families or student renters. Downstairs, the open, undeveloped basement comes with its own separate entrance, providing a completely blank canvas ready for your custom vision—whether that means creating additional recreation space, extra storage, or a personalized layout tailored to your needs. The property's unbeatable location caters to every lifestyle, situated just minutes from the University of Lethbridge for students while remaining close to local elementary and middle schools, making it equally appealing to growing families. Outside, the expansive yard offers endless possibilities, featuring ample space to build a detached garage while still leaving plenty of room for outdoor activities, gardening, or weekend entertaining. Whether you are a first-time homebuyer, a savvy investor, or a buyer looking for room to grow, this property delivers incredible flexibility and long-term value.