



GRASSROOTS
REALTY GROUP

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50 Jerry Potts Boulevard W
Lethbridge, Alberta

MLS # A2349182

\$242,500

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	929 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Subfloor	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer - All inclusions are in as-is condition. The sellers makes no warranties or representations and has never operated the appliances.

Fantastic investment or handyman project! This 3-bedroom, 1-bathroom half-duplex offers space—a complete blank canvas ready for a full renovation. Coming in at 927 sq. ft. of functional main-floor space. Features a separate exterior entrance leading to an undeveloped basement—offering immense potential to customize or expand your living space. Outstanding backyard with plenty of room to build a double detached garage. Unbeatable location within close proximity to the university, as well as both public and separate schools. Bring your ideas and unlock this property's full potential! Looking for a full duplex investment? Unit 48 is also available for purchase, offering an incredible opportunity to own both sides!