



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2244848**



**\$399,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home		

**Inclusions:** 2 fridges, 2 stoves, dishwasher, 2 washers, 2 dryers, blinds on windows, shed, portable a/c unit.

OPPORTUNITY KNOCKS! Nicely kept bi-level home backing on to the park with ILLEGAL SUITE in basement that features separate rear entry. Large front driveway for 4 vehicles. Main floor features large living room with big windows, a big eat-in kitchen with sliding doors to deck out back. Beautiful views off the deck looking at the yard and park. Back inside main floor has 3 bedrooms including primary with 2 piece ensuite. Main floor also has a 4 piece bathroom and laundry machines. Basement suite has forced walk-up entry from backyard and has a big kitchen/eating area with full size laundry machines. There is also a good size living room, two bedrooms(one of them is HUGE), 3 piece bathroom, and storage under the stairs. Backyard is fenced and landscaped and features a walking path with gate to the park. Yard also has a moveable shed. Owner is including a portable a/c unit. Some updates include hot water tank in 2024, furnace in 2018, and roof repairs as needed. Seller is also providing a carpet credit for new mid-grade carpet in the basement to be professionally installed after possession.