



GRASSROOTS
REALTY GROUP

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

MLS # A2265167



\$349,900

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	732 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-50
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 148 Jerry Potts Blvd, this well-maintained half duplex that offers the perfect blend of comfort, convenience, and value! With 4 bedrooms (1 on the main floor and 3 downstairs) and 3 bathrooms, there's plenty of room for families, guests, or shared living. The main level features vaulted ceilings in the living room, creating a bright and open atmosphere, while the spacious kitchen and dining area are perfect for everyday living or entertaining. The generously sized primary bedroom provides a comfortable retreat, and the private deck offers a great spot to relax outdoors. This home has seen several important updates in recent years, including new flooring, a hot water tank, a furnace, and a brand new roof—giving you peace of mind and added value. Additional features include double off-street parking and a paved back lane for added convenience. Situated in a prime location near the University of Lethbridge, schools, parks, shopping, restaurants, and walking/biking paths, this home is perfect for first-time buyers, growing families, or those looking for a solid investment property. Schedule your showing today with your favourite Real Estate Agent—this one won't last long!