



**GRASSROOTS**  
REALTY GROUP

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2, 135 Jerry Potts Boulevard W  
Lethbridge, Alberta

MLS # A2281301



**\$354,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, hood fan, washer, dryer, a/c unit, garage door opener and control

Located in the Horizon Village condominium community in West Lethbridge, this well-maintained unit offers comfortable living spaces, the home features two bedrooms plus a den/bedroom, two full bathrooms, and a single attached garage, with additional room for two vehicles on the driveway. Ideally positioned directly across from the amenities building, mailboxes, and extra guest parking, the location offers exceptional convenience. Pride of ownership is evident throughout, with a bright, clean interior and a welcoming layout. The dining area opens onto a back deck with new composite decking, creating a perfect spot for barbecuing or relaxing outdoors. The basement provides generous storage along with space well suited for a small workshop, and includes a den that can be a third bedroom (does not meet current egress requirements). Over the past four years, the unit has seen extensive upgrades including a new oak kitchen with quartz countertops and a movable island, updated appliances, new hot water tank, furnace, air conditioning unit, all new PVC plumbing, and some new flooring, making this an exceptional opportunity for low-maintenance living in a sought-after community.