



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

**MLS # A2285354**



**\$400,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-L
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Fridge, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Central AC, Shed (as is where is), Gazebo (as is where is), Central vacuum and attachments

**WEST SIDE CHARMER!!** Excellent curb appeal, central west side location and numerous upgrades. Featuring 1140 sq.ft of sprawling space with 3 bedrooms, and 3 bathrooms. Check out this open floor plan, highlighting the massive kitchen with gleaming white cabinetry, and loads of counter space. Tons and tons of natural light shining through with all new windows!! Down the stairs is fully developed with a family room, den, bedroom, full bathroom, and a huge storage room. Dynamite package with off street parking and just in time air conditioning.