



**37, 135 Jerry Potts Boulevard W  
Lethbridge, Alberta**

**MLS # A2146034**



**\$317,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Vaulted Ceiling(s)		

**Inclusions:** Basement Fridge. Furniture & Decor is Negotiable.

Welcome to Horizon Village &ndash; Your Rare Opportunity Awaits! Here is your chance to become a part of Horizon Village, an adult community where homes seldom hit the market because everyone loves living here! This particular home boasts an enviable location within the complex, backing onto serene open greenspace. Featuring a double attached garage (2 guest parking spots beside complex), the wide-open main floor is designed with vaulted ceilings that extend across the living, dining, and kitchen areas, enhancing the spacious and airy feel. The bright bay window at the front floods the space with natural light. This level includes two bedrooms, a full bath with a jetted tub, and a convenient laundry area. The primary bedroom offers a walk-in closet for ample storage. Imagine enjoying your morning coffee or tea from your sunroom, overlooking the peaceful greenspace out back. The finished basement offers additional living space with a large family room, two more rooms, another full bathroom, a storage room, and a workbench in the furnace room. Included in the home are all kitchen appliances, central vacuum, air conditioning, a basement fridge, water softener, and humidifier to help keep dust to a minimum. This is a very rare opportunity to live in a wonderful complex and enjoy an easy, low-maintenance lifestyle. Don't miss your chance to call Horizon Village home!