



GRASSROOTS
REALTY GROUP

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

MLS # A2175955



\$300,000

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	590 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: No Smoking Home, Primary Downstairs

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-50

Utilities: -

Inclusions: Underground sprinklers (as is)

Here's a fantastic half-duplex in a prime location, just minutes from the University of Lethbridge, schools, shopping, city paths, parks, and with convenient transit access right at your doorstep. This well-maintained home features a spacious kitchen with gas stove, a comfortable living room, and three generously sized bedrooms, making it move-in ready! Some great updates include New Roof (2023) and Furnace (2020). With a private backyard and off-street parking, this property is perfect for first-time home buyers, investors, or students.