



152 Jerry Potts Boulevard W
Lethbridge, Alberta

MLS # A2179932



\$319,900

Division:	Indian Battle Heights		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	732 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Sump Pump(s), Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-50

Utilities: -

Inclusions: n/a

Welcome home to this well-kept half duplex that combines comfort, convenience, and value! With 4 bedrooms (1 up and 3 down) and 2 bathrooms, there's plenty of space for everyone. The main floor features vaulted ceilings in the living room, adding a bright and airy feel, along with a cozy fireplace to keep things warm and welcoming. You'll love the spacious kitchen and dining area, perfect for family meals or entertaining friends. The large primary bedroom comes with a walk-in closet, while the private deck offers a great spot to relax outdoors. Additional perks include central air conditioning, double paved off-street parking, and a paved back lane for added convenience. This home is in an excellent location, close to the University of Lethbridge, schools, shopping, walking and biking paths, restaurants, and more. Whether you're a first-time buyer, a growing family, or looking for an investment property, this home has everything you need! Call your favourite Real Estate Agent today to book your showing!