



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

MLS # A2196368



\$599,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,480 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry		

Inclusions: fridge, stove, dishwasher, central vac and attachments, window coverings, light fixtures

This exquisite 5 level split is a must see with over 3700 square feet of development!! Amazing updates over the last few years include granite counter tops, 3 bathrooms remodeled, hot water tank replaced 2 years ago, roof shingles approximately 12 years ago, hard wood flooring in living room, central air, and fully automated sprinkler system, this is the perfect turn key home. Upper 3 levels feature vaulted ceilings in living room and kitchen, 5 bedrooms and 3 full baths, including master suite with 5 piece ensuite; his and her sinks, Jacuzzi tub, separate shower and walk-in closet, living room with beautiful hard wood flooring, kitchen with granite counter tops, large island, corner pantry and separate broom closet, lower level family room, and mudroom off the attached double garage. Basement boasts a large family room with built in Murphy bed, large 6th bedroom, cozy play area under the stairs for the kids, and huge storage area that is currently being used as a games room. This 54'x106' corner lot is beautifully landscaped, with sprinkler system, flower beds, under the deck sand box for the kids to play and a large lower level patio area, perfect for a hot tub. Do not miss out on this wonderful property! Call your favorite realtor today and book a viewing.