

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

**MLS # A2175955**



**\$314,900**

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