

**16, 135 Jerry Potts Boulevard W  
Lethbridge, Alberta**

**MLS # A2214519**



**\$350,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Electric fireplace, Pantry cabinet in kitchen, Oak cabinet in Family room, Garage shelving, Patio swing

Welcome to Horizon Village! A 55+ Adults only community of residents who take considerable pride in their surroundings. Isn't it time you enjoy the carefree and convenient lifestyle offered by Condominium Villa living? This home is very well-maintained top to bottom, inside and out. Designed for an open and airy feel, the floor plan offers functional living space for day-to-day enjoyment or for entertaining family and friends. Features inside include high vaulted ceilings, oversized windows for those who appreciate natural lighting, and large rooms both upstairs and down. The living room and dining space are wide open and offer direct access to a sundeck, lower concrete patio and BBQ space. Enjoy peace and quiet along with a fantastic view to the greenspace and all the trees that are just outside your door. Primary bedroom and ensuite, a second bedroom for guests or an office, a bathroom with a spacious low-threshold shower, and a convenient main floor laundry area make the home perfect for one-level living. The basement is completely developed and nearly doubles the overall living space of the home. It includes a Family room, Games room, Hobby room, a potential third bedroom, another bathroom and convenient storage space. The double garage is a notable feature along with the amount of space you have around your home. Guest parking is conveniently located right across the street as well. For those who enjoy a social atmosphere, there is a community clubhouse for casual gatherings and good times. The condominium fee is \$437/m and includes lawn care, snow removal, water, sewer, and garbage services, professional management, reserve fund contributions and exterior maintenance of the units. There are no pets allowed. Neighbourhood highlights and nearby amenities include numerous off-street walking paths and greenspaces, shopping, restaurants,

recreational facilities, and so much more. Call your Real Estate Professional today and book a private viewing!