

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

MLS # A2285354



\$400,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	See Remarks	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Fridge, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Central AC, Shed (as is where is), Gazebo (as is where is), Central vacuum and attachments

WEST SIDE CHARMER!! Excellent curb appeal, central west side location and numerous upgrades. Featuring 1140 sq.ft of sprawling space with 3 bedrooms, and 3 bathrooms. Check out this open floor plan, highlighting the massive kitchen with gleaming white cabinetry , and loads of counter space. Tons and tons of natural light shining through with all new windows!! Down the stairs is fully developed with a family room, den, bedroom, full bathroom , and a huge storage room. Dynamite package with off street parking and just in time air conditioning.