



Anne French
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Love where you live.

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158 Jerry Potts Boulevard W
Lethbridge, Alberta

MLS # A2305899



\$317,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Indian Battle Heights | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 676 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Rear Drive | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Standard Shaped Lot | | |

| | | | |
|--------------------|---------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-50 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge, Stove, Dishwasher, Washer

Welcome to this beautifully refreshed 1/2 duplex offering comfort, convenience, and an ideal layout for families or first-time buyers. Perfectly located directly across from Mike Mountain Horse School, this home combines functional living with thoughtful updates throughout. Step inside to find fresh paint, stylish new lighting fixtures, new baseboards throughout, and brand new carpet in all basement bedrooms. The lower level features 3 spacious bedrooms, a full bathroom, and a dedicated laundry room, creating a private and practical sleeping space for the whole family. Upstairs, enjoy an inviting open concept design with a bright kitchen, dining area, and living room that flow seamlessly together perfect for everyday living. A convenient 1/2 bath is tucked just off the hallway near the back deck for added functionality. Stay comfortable year round with central air conditioning, and appreciate the convenience of 2 rear parking stalls accessible from the back alley. Whether you're looking for your first home, an investment property, or a low maintenance family home in a great location, this property checks all the boxes!