

\$399,900 - 113 Jerry Potts Boulevard W, Lethbridge

MLS® #A2244848

\$399,900

5 Bedroom, 3.00 Bathroom, 1,115 sqft

Residential on 0.13 Acres

Indian Battle Heights, Lethbridge, Alberta

OPPORTUNITY KNOCKS! Nicely kept bi-level home backing on to the park with ILLEGAL SUITE in basement that features separate rear entry. Large front driveway for 4 vehicles. Main floor features large living room with big windows, a big eat-in kitchen with sliding doors to deck out back. Beautiful views off the deck looking at the yard and park. Back inside main floor has 3 bedrooms including primary with 2 piece ensuite. Main floor also has a 4 piece bathroom and laundry machines. Basement suite has forced walk-up entry from backyard and has a big kitchen/eating area with full size laundry machines. There is also a good size living room, two bedrooms(one of them is HUGE), 3 piece bathroom, and storage under the stairs. Backyard is fenced and landscaped and features a walking path with gate to the park. Yard also has a moveable shed. Owner is including a portable a/c unit. Some updates include hot water tank in 2024, furnace in 2018, and roof repairs as needed. Seller is also providing a carpet credit for new mid-grade carpet in the basement to be professionally installed after possession.

Built in 1982

Essential Information

MLS® # A2244848

Price \$399,900

Bedrooms 5



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,115
Acres	0.13
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	113 Jerry Potts Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5H7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Off Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Other, Partial
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Standard Shaped Lot
Roof	Tar/Gravel
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
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