

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

**MLS # A2148211**



**\$599,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,442 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Pantry		

**Inclusions:** fridge, stove, hood fan, dishwasher, central vac and attachments, window coverings, light fixtures

This exquisite 2442 square foot 5 level split is a must see!!! With wonderful updates over the last few years, including granite counter tops, 3 bathrooms remodeled, hot water tank replaced 2 years ago, roof shingles approximately 12 years ago, hard wood flooring in living room, central air, and fully automated sprinkler system, this is the perfect turn key home. Upper 3 levels feature vaulted ceilings in living room and kitchen, 5 bedrooms and 3 full baths, including master suite with 5 piece ensuite; his and her sinks, Jacuzzi tub, separate shower and walk-in closet, living room with beautiful hard wood flooring, kitchen with granite counter tops, large island, corner pantry and separate broom closet, lower level family room, and mudroom off the attached double garage. Basement boasts a large 6th bedroom, cozy play area under the stairs for the kids, and major storage area, that is currently being used as a games room. This 54'x106' corner lot is beautifully landscaped, with sprinkler system, flower beds, under the deck sand box for the kids to play and a large lower level patio area, perfect for a hot tub. Do not miss out on this wonderful property! Call your favorite realtor today and book a viewing.