

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

**MLS # A2156575**

**\$324,000**



<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Standard Shaped L		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Storage, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer, Water Softener (Not connected/as is), 2 X A/C (Bedroom as is not cooling)  
1 Garage Door Opener

The family home you have been waiting for is here! This well maintained 4 bedroom, 2 bathroom house is ready for your family to move in and make it your home. The ultimate location, backing onto a park, across the street from Mike Mountain Horse Elementary School and only blocks from GS Lakie Middle School. You don't get a better location than this. With a private fenced yard as well as a double attached garage you have all the space you need for your growing family. Have you been thinking about getting solar? This house is the perfect candidate. With electric heat, you could potentially offset your entire heating and power bill with the installation of solar panels. An open main floor living space offers a great area for fun and entertaining, while lots of windows and vaulted ceilings give excellent natural light and a spacious feel. Contact your favourite REALTOR&reg; today and book a private viewing.