

# \$599,900 - 317 Jerry Potts Boulevard W, Lethbridge

MLS® #A2196368

**\$599,900**

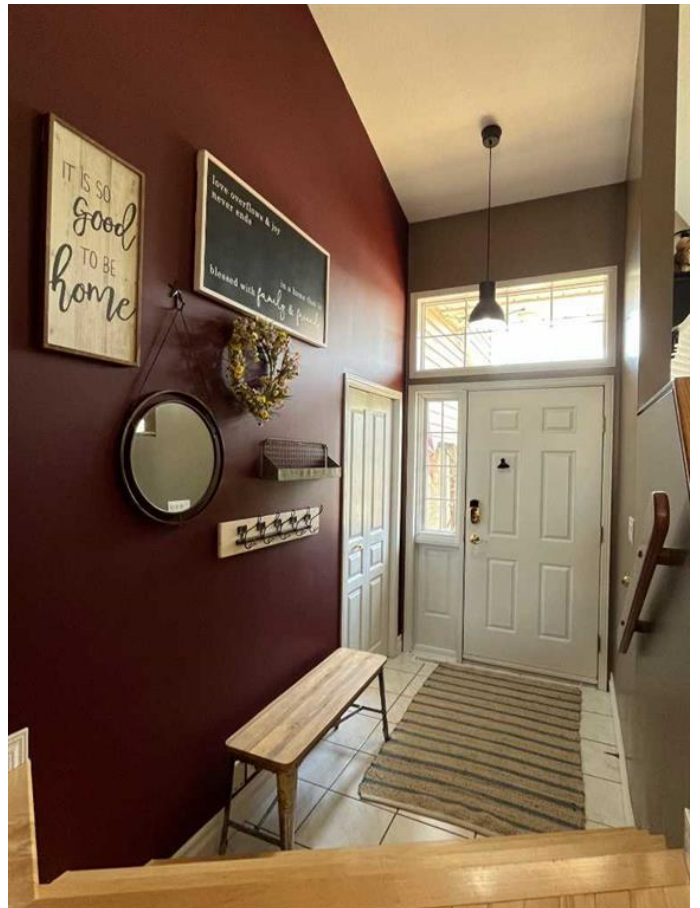
6 Bedroom, 3.00 Bathroom, 2,480 sqft  
Residential on 0.13 Acres

Indian Battle Heights, Lethbridge, Alberta

This exquisite 5 level split is a must see with over 3700 square feet of development!! Amazing updates over the last few years include 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 family room with built in Murphy bed, large 6th bedroom, cozy play area under the stairs for the kids, and huge 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.

Built in 1992

## Essential Information



MLS® #	A2196368
Price	\$599,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,480
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### **Community Information**

Address	317 Jerry Potts Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6J9

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Private
Roof	Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Fr  
Foundation Poured Concrete

### Additional Information

Date Listed February 28th, 2025  
Days on Market 36  
Zoning R-L

### Listing Details

Listing Office Royal Lepage South Country - I



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.