

# \$350,000 - 16, 135 Jerry Potts Boulevard W, Lethbridge

MLS® #A2214519

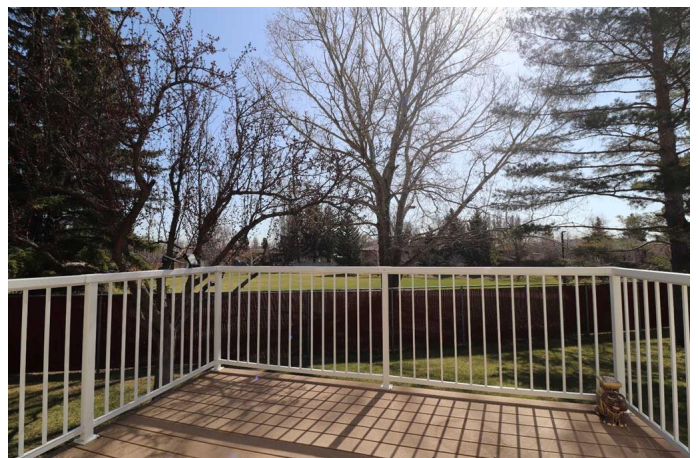
**\$350,000**

2 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.04 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to Horizon Village! A 55+ Adults only community of residents who take considerable pride in their surroundings. Isn't it time you enjoy the carefree and convenient lifestyle offered by Condominium Villa living? This home is very well-maintained top to bottom, inside and out. Designed for an open and airy feel, the floor plan offers functional living space for day-to-day enjoyment or for entertaining family and friends. Features inside include high vaulted ceilings, oversized windows for those who appreciate natural lighting, and large rooms both upstairs and down. The living room and dining space are wide open and offer direct access to a sundeck, lower concrete patio and BBQ space. Enjoy peace and quiet along with a fantastic view to the greenspace and all the trees that are just outside your door. Primary bedroom and ensuite, a second bedroom for guests or an office, a bathroom with a spacious low-threshold shower, and a convenient main floor laundry area make the home perfect for one-level living. The basement is completely developed and nearly doubles the overall living space of the home. It includes a Family room, Games room, Hobby room, a potential third bedroom, another bathroom and convenient storage space. The double garage is a notable feature along with the amount of space you have around your home. Guest parking is conveniently located right across the street as well. For those who enjoy a social atmosphere, there is a



community clubhouse for casual gatherings and good times. The condominium fee is \$437/m and includes lawn care, snow removal, water, sewer, and garbage services, professional management, reserve fund contributions and exterior maintenance of the units. There are no pets allowed.

Neighbourhood highlights and nearby amenities include numerous off-street walking paths and greenspaces, shopping, restaurants, recreational facilities, and so much more. Call your Real Estate Professional today and book a private viewing!

Built in 1990

### **Essential Information**

MLS® #	A2214519
Price	\$350,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.04
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	16, 135 Jerry Potts Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6H2

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 26th, 2025
Days on Market	8
Zoning	R-75

### Listing Details

Listing Office	Royal LePage South Country - Lethbridge
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.