

\$317,000 - 37, 135 Jerry Potts Boulevard W, Lethbridge

MLS® #A2146034

\$317,000

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.00 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to Horizon Village – Your Rare Opportunity Awaits!

Here is your chance to become a part of Horizon Village, an adult community where homes seldom hit the market because everyone loves living here! This particular home boasts an enviable location within the complex, backing onto serene open greenspace.

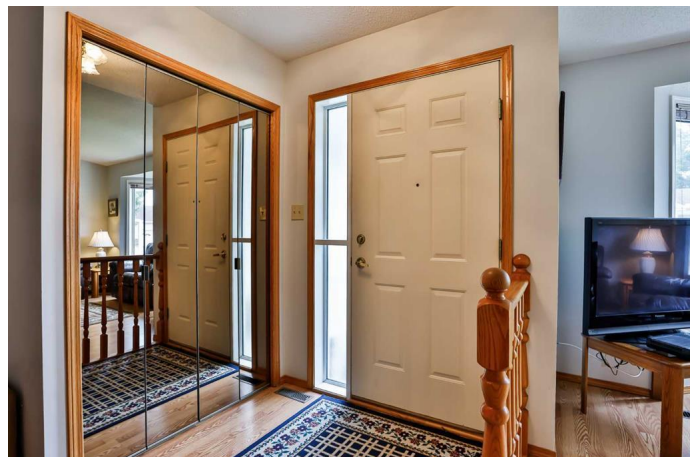
Featuring a double attached garage (2 guest parking spots beside complex), the wide-open main floor is designed with vaulted ceilings that extend across the living, dining, and kitchen areas, enhancing the spacious and airy feel. The bright bay window at the front floods the space with natural light. This level includes two bedrooms, a full bath with a jetted tub, and a convenient laundry area. The primary bedroom offers a walk-in closet for ample storage.

Imagine enjoying your morning coffee or tea from your sunroom, overlooking the peaceful greenspace out back.

The finished basement offers additional living space with a large family room, two more rooms, another full bathroom, a storage room, and a workbench in the furnace room.

Included in the home are all kitchen appliances, central vacuum, air conditioning, a basement fridge, water softener, and humidifier to help keep dust to a minimum.

This is a very rare opportunity to live in a wonderful complex and enjoy an easy, low-maintenance lifestyle. Don't miss your



chance to call Horizon Village home!

Built in 1990

Essential Information

MLS® #	A2146034
Price	\$317,000
Sold Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	37, 135 Jerry Potts Boulevard W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6H2

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Jetted Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 15th, 2024
Days on Market	12
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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