

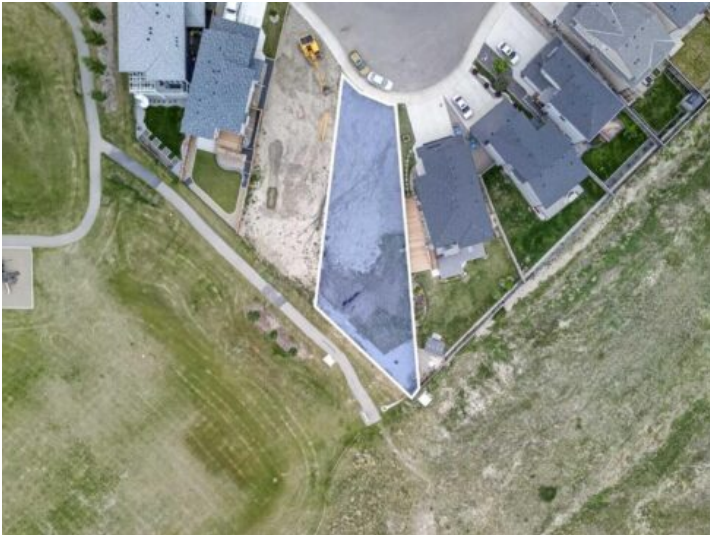


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1282 Pacific Circle W
Lethbridge, Alberta**

MLS # A2321454



\$199,900

Division: Garry Station

Lot Size: 0.16 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-SL

Water: -

Sewer: -

Utilities: -

Build your dream home on one of the most desirable lots in Garry Station! Tucked away in a quiet location on Lethbridge's west side, this fully serviced pie-shaped lot backs directly onto a park and offers stunning prairie and Rocky Mountain views. The natural back-sloping grade is ideal for a walkout basement, providing both excellent drainage and the opportunity to maximize your views. Imagine enjoying spectacular sunsets from your future deck while overlooking the park, open prairies, and mountain backdrop beyond. With no rear neighbours and plenty of space thanks to the pie-shaped layout, this lot offers the perfect setting to create a home that truly takes advantage of its surroundings. Fully serviced and ready for construction, this is a rare opportunity to secure a premium lot in one of Lethbridge's most sought-after communities.