



GRASSROOTS
REALTY GROUP

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**114 Lasalle Terrace W
Lethbridge, Alberta**

MLS # A2333714



\$494,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,018 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, OTR Microwave, dishwasher, washer, dryer, blinds, Central A/C, garage door opener, garage heater

Welcome to this beautifully maintained, fully developed 4-bedroom, 3-bathroom home in the highly sought-after community of Garry Station. Offering a bright, functional floor plan and modern finishes throughout, this move-in ready home is ideal for families, first-time buyers, or anyone looking for a low-maintenance lifestyle in one of West Lethbridge's most desirable neighbourhoods. The open-concept main level is designed for everyday living and entertaining, featuring a spacious living room, dining area, and well-appointed kitchen with durable laminate flooring throughout. The primary bedroom offers a walk-in closet and private full ensuite, while a second bedroom and additional full bathroom complete the main floor. Step outside from the kitchen onto the rear deck overlooking the fully landscaped and fenced backyard, perfect for summer BBQs, kids, pets, or simply relaxing at the end of the day. The detached heated double garage provides excellent parking and additional storage. The fully finished basement expands your living space with two additional bedrooms, a third full bathroom, and a large family room that is ideal for movie nights, a games room, home gym, or kids' play area. Located in the vibrant community of Garry Station, you'll enjoy thoughtfully designed streetscapes, parks, playgrounds, walking paths, and a strong sense of community. Families appreciate the close proximity to excellent schools, the YMCA, the ATB Centre, grocery stores, restaurants, shopping, and everyday amenities. West Lethbridge continues to be one of the city's most popular places to call home thanks to its newer neighbourhoods, abundant green spaces, extensive pathway system, modern recreational facilities, and convenient access to the University of Lethbridge. Whether you're commuting across the city or spending weekends enjoying nearby parks and amenities, West

Lethbridge offers the perfect balance of convenience, recreation, and community. Complete with all appliances, new central air conditioning, and available for quick possession, this exceptional home is ready for its next owners.