



GRASSROOTS
REALTY GROUP

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**1219 Pacific Circle W
Lethbridge, Alberta**

MLS # A2342472



\$549,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

One of the best locations for families... very quiet street and only steps to ideal park and children's train ride! Walk to west Coulee Station Elementary School. Convenient back lane, fenced, and landscaped including a new deck with an Ideal south facing yard!. This home boasts lots of windows for natural light and a floor plan you will be sure to love! Besides the nicely appointed main floor, the upper level Bonus room will be a space your family can stretch into and enjoy, add in a spacious Primary suite along with 2 other bedrooms as well as Laundry hook ups both upstairs and in the basement, you cant ask for more! Double attached garage, and a Basement that is ready for your finishing touches! Call your realtor today and snag this one before someone else does!