



GRASSROOTS
REALTY GROUP

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**1370 Pacific Circle W
Lethbridge, Alberta**

MLS # A2344693



\$534,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,607 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, A/C

Welcome to 1370 Pacific Circle W! Located in the desirable community of Garry Station, this fully finished two-storey offers the space and layout today's families are looking for. With 2200 sqft. of total living space, this home features a bright and functional main floor designed for everyday living and entertaining. Upstairs, you'll find three bedrooms, including the primary suite, while the fully developed basement adds even more usable living space with a fourth bedroom and additional bathroom. With 4 bedrooms and 3.5 bathrooms in total, there's plenty of room for a growing family, guests, or a home office. Garry Station continues to be one of West Lethbridge's popular family communities, with parks, pathways, schools, shopping, restaurants, and everyday amenities all within easy reach. Whether you're looking for more room or simply a great place to settle into, this home is ready to welcome you. Contact your favourite REALTOR® today to book your private showing!