



GRASSROOTS
REALTY GROUP

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**253 Lasalle Terrace W
Lethbridge, Alberta**

MLS # A2239163



\$395,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Tankless Hot Water		

Inclusions: All Blinds, Central Air Conditioner, Solar Panels

Great opportunity for a fully developed home in Garry Station where the new Public Elementary School, West Coulee Station, K-5 is being completed. This home is fully developed with 2 bedrooms on the main floor, the Primary having a 4 piece ensuite. The basement is fully developed with 2 bedrooms, full bathroom, Family Room as well as laundry/mechanical room. There is off street parking at the rear, which is room for a garage, RV parking. Kitchen has pantry and quartz countertops with dining area that has access to east deck, sheltered from the wind and has morning sun! The added feature of solar panels on this home are a bonus. The subdivision of Garry Station is growing and is excellent proximity to shopping, transportation, walking trails and more! Would be a pleasure to call home.