



**GRASSROOTS**  
REALTY GROUP

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**189 Lasalle Terrace W  
Lethbridge, Alberta**

**MLS # A2242203**



**\$545,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Gem Stone Lights, Underground sprinklers.

Welcome to 189 Lasalle Terrace W, a beautifully designed former show home located in the highly sought-after neighborhood of Garry Station in West Lethbridge. This impressive two-storey home offers over 1,500 square feet of thoughtfully finished living space, featuring 3 spacious bedrooms and 2.5 bathrooms—making it the perfect fit for families, professionals, or anyone looking to enjoy modern comfort in a well-established community. From the moment you step inside, you’ll notice the attention to detail and the quality finishes that set this home apart. The open-concept main floor offers a bright and welcoming living and dining area centered around a cozy gas fireplace, ideal for entertaining or relaxed nights in. The stylish kitchen is outfitted with granite countertops, a beautiful stone backsplash, stainless steel appliances, and a central island that makes cooking and gathering easy and enjoyable. Upstairs, you’ll find a generous primary suite complete with a full ensuite and walk-in closet, along with two additional bedrooms and a full bathroom that provide plenty of room for family or guests. This home also features a fully landscaped front and backyard, deck space perfect for summer BBQs, window coverings throughout, central air conditioning, and a double attached garage with a concrete driveway. This home also features premium Gemstone exterior lighting and a fully automated underground sprinkler system for effortless curb appeal year-round. One of the standout features of this property is the recently added Polaron Solar Panel System, providing long-term energy savings and eco-conscious living. As a former show home, it was built to impress with elevated finishes and additional upgrades that go beyond the standard. Located just minutes from parks, schools, shopping, public transit, and YMCA recreation centre, this home offers the perfect

blend of comfort, efficiency, and style in one of Lethbridge’s most desirable west side neighbourhoods. Don’t miss your opportunity to make this exceptional home your own. Call you favourite REALTOR® today to book a viewing.