



GRASSROOTS
REALTY GROUP

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**1271 Pacific Circle W
Lethbridge, Alberta**

MLS # A2257452



\$569,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: FRIDGE, STOVE, DISHWASHER, CENTRAL AIR CONDITIONER, WINDOW COVERINGS, GARAGE DOOR OPENER AND CONTROL

STEPS FROM THE PARK!!! Beautifully maintained 4-bedroom, 2-storey home in the highly sought-after Garry Station community on Lethbridge's west side. Designed for comfort and convenience, this property offers bright, open-concept living spaces, modern finishes, and plenty of room for a growing family. An entertainers kitchen , sprawling with a large eating bar, corner pantry, and Stainless steel appliances. All four bedrooms are generously sized, with the upper level providing a private retreat for rest and relaxation. Check out this yard, perfect for kids!!! Located just steps from new schools, parks, pathways, and all the amenities West Lethbridge has to offer, this home delivers the perfect blend of lifestyle and location. Whether you're looking for family-friendly neighborhood vibes or quick access to shopping and recreation, this property checks all the boxes. A fantastic opportunity in one of the city's most popular areas.