



GRASSROOTS
REALTY GROUP

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**225 Lasalle Terrace W
Lethbridge, Alberta**

MLS # A2268302



\$565,000

Division:	Garry Station		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,628 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	High Efficiency, Heat Pump	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Dishwasher, Induction Range, OTR Microwave, Washer, Dryer, Window Coverings, Garage Door Opener, Blinds, Ceiling fans.

Welcome to this fully developed 1,562 sq ft, 5-bedroom home located in the sought-after community of Garry Station. With a spacious and functional floor plan, this property offers comfort, efficiency, and modern style, perfect for growing families and future-focused homeowners. You're welcomed by a large tiled entryway with a built-in bench, and as you ascend the stairs, you'll be impressed by the tall vaulted ceilings that create an open and airy atmosphere. The kitchen is designed for both style and functionality, featuring a corner pantry, white quartz countertops with eat-up bar, white cabinetry, and a massive skylight that floods the space with natural light. The primary bedroom is conveniently located on the main floor and includes a walk-through ensuite with double sinks, a walk-in shower, and a walk-in closet. Upstairs, you'll find two more large bedrooms and a second full bathroom. The fully developed basement includes two additional spacious bedrooms, a third full bathroom, large windows, and a massive rec room—perfect for movie nights, games, or entertaining. Air Quality You Can Feel Indoor air quality is a top priority. A premium IAQ 3000 filtration system captures 97% of dust particles down to 0.3 microns, compared to just 2% by standard filters. Added features include a UVC light to neutralize airborne viruses and an ionized filter to help remove chemicals released by plastics, electronics, and even pets. Two ceiling fans ensure steady air circulation for consistent, clean comfort. Additional Features & Recent Updates: Custom 10-foot live edge wood mantle across a 14-foot wall in the living room—perfect for displaying seasonal décor. All-new kitchen appliances (installed within the last year) A 6th room office with insulated walls and a large window—quiet,

private, and full of natural light. Regraded yard with approximately 6 yards of new soil and fresh sod. Concrete forms prepped for future under-deck patio development. New fence along the back lane. If you value quiet, clean, and flexible living, with the bonus of future-ready energy efficiency, this is a home you won't want to miss. Welcome to comfort, quality, and peace of mind—all in one. Call your favorite REALTOR® before it's too late.