



GRASSROOTS
REALTY GROUP

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**47 Lasalle Road W
Lethbridge, Alberta**

MLS # A2277255



\$524,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Refrigerator x 2, Stove x 2, Microwave x 2, Washer x 2, Dryer x 2, Dishwasher, Window Coverings. Shed with an electrical plug-in and Light.

Well maintained 2 storey home offering low maintenance living with extensive hardscaping in both the front and backyard. The outdoor space is ideal for family gatherings and entertaining, featuring a large deck, detached double garage, and a powered gazebo with lighting and a TV mounting bracket, perfect for enjoying summer evenings. With parking for up to six vehicles, this property offers excellent convenience for families and guests alike. Inside, the home is bright, comfortable, and thoughtfully laid out with an open main floor, durable vinyl plank flooring, and a functional, well-lit kitchen featuring a central island that provides additional seating and prep space. Upstairs you'll find three bedrooms, including a spacious primary with walk-in closet and ensuite, along with the convenience of upper-level laundry. The basement is developed into a non-conforming (illegal) suite with a bedroom, full bathroom, private laundry, and newly purchased appliances, offering excellent flexibility for extended family or additional income.