



**933 Pacific Way W  
Lethbridge, Alberta**

**MLS # A2300000**



**\$475,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,613 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Underground sprinklers (front and rear), blinds, TV wall mount

Garry Station West - the quiet development that hosts West Coulee Station Elementary School, Pacific Park, Central Station Playground, Marathon Pond and more! With amenities nearby and a family-friendly community, this 2 storey offers you a retreat to call home. With an open concept main floor that boasts a quartz adorned kitchen, gas fireplace, powder room and access to your deck and patio! There's 3 bedrooms up, all with the signature Daytona Homes built-in book shelves! The laundry room is deep and has storage space. There's a shared 4 piece bathroom, along with a 4 piece ensuite. The basement is unfinished but has option to add fourth bedroom, full bathroom and family room!