



**236 Lasalle Terrace W
Lethbridge, Alberta**

MLS # A2146694



\$475,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,301 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Central A/C, Window Coverings

Pride of Ownership is evident the second you arrive. Nicely located in the Family friendly neighbourhood of Garry Station, this low traffic setting is a place you can quickly get comfortable in and call "HOME". Built by Galko homes in 2015, this popular floor plan is fantastic for day-to-day comfort and for entertaining Family and Friends. Your spacious front entry is a welcoming feature that leads you to a wide-open main level accentuated by vaulted ceilings and large windows. The oversized Living room and Dining room flow nicely to an attractive and functional kitchen area with plenty of tall, lacquered cabinets, quartz counter tops, walk-in pantry, breakfast bar, lighting bulkhead and stainless-steel appliances. The privacy offered by the spacious upper-level Primary Bedroom and full Ensuite bath is a fantastic attribute. You will soon appreciate the convenience of the adjacent laundry room location as well. Moving on, the lower level is completely developed and provides you with plenty of additional living space that includes a Family room, 3rd and 4th bedroom, 3rd full bathroom, and plenty of storage. Large windows and full height ceilings are a bonus. Additional features include Central A/C, Built-in Vacuum system, a heated and fully finished double attached Garage, upper and lower decks out back, natural gas line for your BBQ, a garden shed, plus a fully fenced and landscaped back yard. The back alley is paved and offers easy access to your back yard and another great place for the kids to play. Nearby schools, parks, playgrounds, ponds, walking paths, Recreation centre, shopping and restaurants make this a great place to call home.