



GRASSROOTS
REALTY GROUP

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**201 Lasalle Terrace W
Lethbridge, Alberta**

MLS # A2157620



\$529,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,408 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove, central air, pergola(moveable with no permits)

Prepare to be impressed by this stunning home in the desirable West Lethbridge area! This modified bi-level boasts everything you've ever wanted. On the main floor, you'll find a beautiful kitchen featuring sleek quartz countertops, a spacious island with barstool seating, a handy corner pantry, and a dining area that opens onto a covered deck. The living room is the perfect spot for cozy gatherings, complete with a large window and a warm gas fireplace – ideal for creating cherished holiday memories. Convenience is key with the laundry room right on this level, along with a flexible bedroom and a stylish 4-piece bathroom. As you move upstairs, you'll discover the expansive primary bedroom, which includes a luxurious 4-piece ensuite with double sinks and a walk-in closet. The basement offers even more space, with a large family room, two additional bedrooms, and another 4-piece bathroom. Generous windows ensure the lower level is bright and inviting. The backyard has a covered deck and has been newly landscaped with a gorgeous patio and pergola! This home is everything you've been dreaming of – make sure you don't miss out!