



**GRASSROOTS**  
REALTY GROUP

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**157 Lasalle Terrace W  
Lethbridge, Alberta**

**MLS # A2208903**



**\$446,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** none

Welcome to this stunning modern bi-level home located in Gary Station Community on the west side of Lethbridge. This beautiful home features three bedrooms and three full bathrooms, making it perfect for families or those who love to host. What sets this home apart is its unique layout, featuring two master suites—one on the upper level and a spacious one on the lower level—each with an attached ensuite bathroom. The main floor of this home features a galley style kitchen, including all kitchen appliances and quartz countertops, a dining area and cozy living room with a bright front window looking towards the walking path to the pond (lake). Enjoy the ease of living in a community that offers all amenities within walking distance. From parks and playgrounds to scenic trails, schools, restaurants, and grocery stores, everything you need is just a short stroll away. Don't miss out on the opportunity to make this home your own. Call your REALTOR® today for a viewing