

# \$539,900 - 1374 Pacific Circle W, Lethbridge

MLS® #A2204094

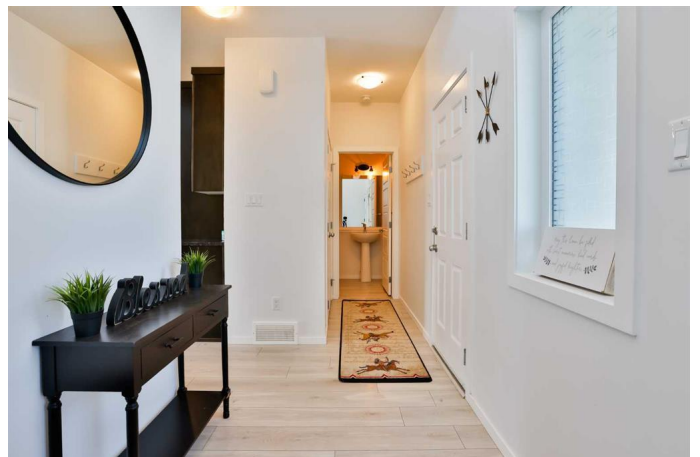
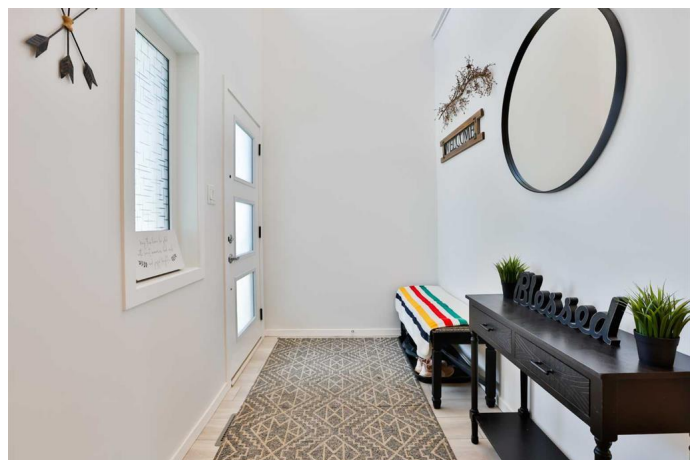
**\$539,900**

4 Bedroom, 4.00 Bathroom, 1,587 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to this stunning 2 storey home located in Garry Station, where soaring ceilings and an abundance of natural light create an inviting and airy atmosphere from the moment you step inside. Designed for both comfort and style, this home boasts an open and spacious layout with a feature wall in the living room showcase an electric fireplace and shelving on either side to display those family photos, perfect for entertaining or simply enjoying time with family. The modern light fixtures complement the sleek cabinetry, while a well-planned kitchen, complete with a large island and corner pantry, makes meal preparation effortless and enjoyable. Upstairs, the spacious primary suite offering a generous walk-in closet and a 4piece en-suite with double sinks. The convenience of an upper-floor laundry room is spacious and thoughtfully designed with shelving to make laundry day a breeze. Two additional oversized bedrooms complete the upper level, providing ample space. Adding to the home's versatility, a separate side entrance leads to the fully developed basement, offering exciting possibilities. The basement features a large family room with a wet bar, an additional spacious bedroom, and a well-appointed three-piece bathroom—perfect for guests, extended family, or even the potential for an illegal suite or multi generational home. Situated in a quiet crescent with plenty of families, this home enjoys a unique location with a paved back



lane on two sides with RV parking potential, extra breathing room and easy backyard access. The fully fenced yard includes a large deck, perfect for outdoor gatherings. Move-in ready and impeccably maintained, this home is just waiting for you to make it yours!

Built in 2019

### Essential Information

MLS® #	A2204094
Price	\$539,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,587
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1374 Pacific Circle W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5V3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High
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Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Vinyl Windows, Recessed Lighting, Separate Entrance

Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	75
Zoning	R-SL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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