

**1271 Pacific Circle W  
Lethbridge, Alberta**

**MLS # A2257452**



**\$549,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<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>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, CENTRAL AIR CONDITIONER, WINDOW COVERINGS, GARAGE DOOR OPENER AND CONTROL

**STEPS FROM THE PARK!!!** Beautifully maintained 4-bedroom, 2-storey home in the highly sought-after Garry Station community on Lethbridge's west side. Designed for comfort and convenience, this property offers bright, open-concept living spaces, modern finishes, and plenty of room for a growing family. An entertainers kitchen , sprawling with a large eating bar, corner pantry, and Stainless steel appliances. All four bedrooms are generously sized, with the upper level providing a private retreat for rest and relaxation. Check out this yard, perfect for kids!!! Located just steps from new schools, parks, pathways, and all the amenities West Lethbridge has to offer, this home delivers the perfect blend of lifestyle and location. Whether you're looking for family-friendly neighborhood vibes or quick access to shopping and recreation, this property checks all the boxes. A fantastic opportunity in one of the city's most popular areas.