



Anne French
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240 Lasalle Terrace W Lethbridge, Alberta

MLS # A2320529



\$545,000

Division:	Garry Station		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,002 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private, Sloped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: Fridge x2, Stove x2, OTR Microwave x2, Dishwasher x2, Washer/Dryer Stacked, Dryer, A/C, Window Coverings, moveable island in basement kitchen.

Welcome to this well-maintained four-bedroom, four-bathroom split-level home with an illegal suite in Garry Station. The bright, open-concept layout, fully landscaped yard, detached double garage, and professionally developed walk-out basement create a property that is as functional as it is versatile. The upper level includes two spacious bedrooms, including a primary suite with ensuite, an additional full bathroom, and convenient upper-floor laundry. The main floor is home to a modern kitchen with a large eating bar, bright living room, and dining room. The professionally developed walk-out basement offers a private rear entrance and a fully self-contained living space complete with a full kitchen, dining nook, two bedrooms, 1.5 bathrooms, and separate laundry—providing excellent flexibility for extended family, guests, or rental income potential. Located in the desirable community of Garry Station, this property combines modern comfort, functionality, and income-generating potential. This one is a must-see!