

\$709,900 - 1170 Pacific Circle W, Lethbridge

MLS® #A2206118

\$709,900

3 Bedroom, 3.00 Bathroom, 2,009 sqft

Residential on 0.13 Acres

Garry Station, Lethbridge, Alberta

Welcome to Your Dream Home in Garry Station!

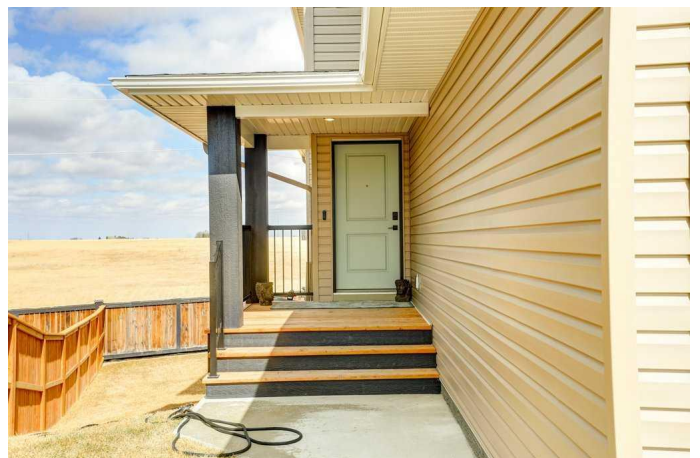
This nearly-new, three-year-old, three-bedroom home with a bonus room offers the perfect retreat for your family. Nestled on a peaceful street in Garry Station, the property features a beautifully landscaped, fully fenced yardâ€”ready for your enjoyment.

Youâ€™ll be captivated by the breathtaking views from the kitchen, dining area, and bonus room. These bright, spacious rooms are designed for relaxation and provide the ideal setting to unwind while taking in the serene country landscape, offering a welcome escape from the hustle and bustle of city life.

The primary suite is a true sanctuary, providing a cozy space to recharge after a busy day. Plus, you'll love the convenience of being just a few blocks from the new elementary school set to open this fallâ€”making school mornings a breeze for your kids.

This home also boasts a walkout basement, offering endless potential to customize the space to your needs and style.

Donâ€™t miss the opportunity to experience this beautiful property in person. Schedule a viewing with your realtorÂ® today and discover why this home is the perfect place to start your next chapter.



Built in 2021

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206118 |
| Price | \$709,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,009 |
| Acres | 0.13 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1170 Pacific Circle W |
| Subdivision | Garry Station |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 5V5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Humidifier, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|----------------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Farm, Gentle Sloping, Landscaped, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 18 |
| Zoning | R-SL |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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