

# \$519,900 - 1318 Pacific Circle W, Lethbridge

MLS® #A2107959

**\$519,900**

5 Bedroom, 4.00 Bathroom, 1,810 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome home to this charming and inviting family residence nestled within the desirable Garry Station community. Boasting a rare 5-bedroom layout across two spacious stories, this enchanting home offers a perfect haven for family living. With three generously sized bedrooms upstairs, complimented by two additional bedrooms in the basement, everyone can enjoy their own space and privacy. The primary bedroom is a true retreat, complete with a generously proportioned ensuite and a sprawling walk-in closet. The bonus room upstairs is a versatile space, creating endless possibilities for play, work, or relaxation. Impeccably designed, this property showcases a beautifully landscaped yard, offering seclusion and serenity with no rear neighbours. Revel in the abundance of natural light that fills the home, creating an airy and cheerful atmosphere. Indulge in outdoor living on the back deck or the concrete patio, perfect for entertaining or unwinding. Embrace the family-focused neighbourhood, with a brand-new Garry Station elementary school planned to open its doors in 2025, just a short stroll away. Don't miss your chance to experience the charm and warmth this home exudes.

Built in 2019

## Essential Information

MLS® #

A2107959



|                |             |
|----------------|-------------|
| Price          | \$519,900   |
| Sold Price     | \$515,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,810       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1318 Pacific Circle W |
| Subdivision | Garry Station         |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J 5V3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings      |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Electric, Living Room                                                                                                      |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2024 |
| Date Sold      | March 11th, 2024    |
| Days on Market | 20                  |
| Zoning         | R-SL                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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