

# \$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!

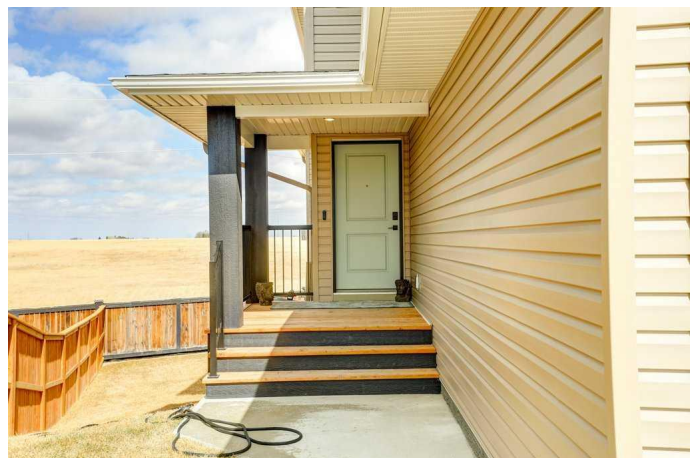
This nearly-new, three-year-old, three-bedroom home with a bonus room offers the perfect retreat for your family. Nestled on a peaceful street in Garry Station, the property features a beautifully landscaped, fully fenced yard—ready for your enjoyment.

You™ will 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 fall—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.

Don't miss the opportunity to experience this beautiful property in person. Schedule a viewing with your realtor® 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	Gentle Sloping, Landscaped, No Neighbours Behind, Farm
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	RE/MAX FIRST
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