

# \$599,000 - 205 Lasalle Terrace W, Lethbridge

MLS® #A2239503

**\$599,000**

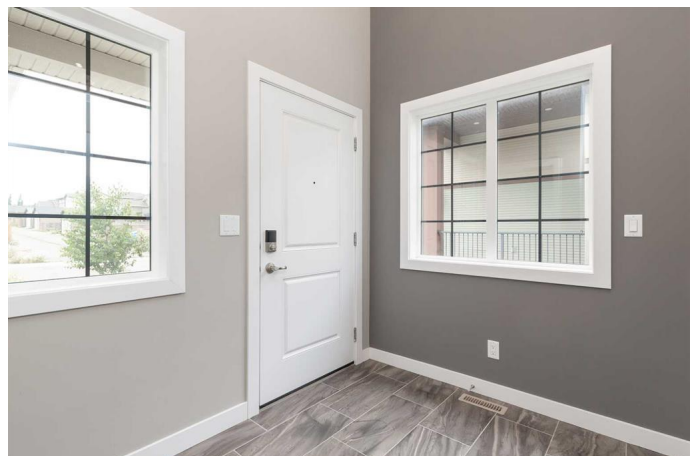
4 Bedroom, 3.00 Bathroom, 1,155 sqft

Residential on 0.12 Acres

Garry Station, Lethbridge, Alberta

A fully legal suite located in Garry Station! This well-maintained and fully legal suited bi-level is top-floor vacant and ready for the next owner or savvy investor. This 1155-square-foot home offers a fantastic opportunity for homeowners and investors alike, with separate living spaces providing flexibility and potential rental income. The main floor features a bright and inviting living area with an included electric fireplace, which flows seamlessly into the dining space, creating a comfortable atmosphere for everyday living. The kitchen offers ample cabinet and counter space, making meal preparation easy and efficient. Two well-sized bedrooms provide a cozy retreat, while a full bathroom, Primary en-suite, and in-suite laundry add to the convenience of this level. The basement suite is fully equipped with its own kitchen, living area, two additional bedrooms, and a full bathroom. With a separate entrance, this space offers privacy and functionality, making it an excellent rental unit or additional living quarters for extended family. This property is situated in a great location with easy access to parks, schools, shopping, and public transportation. The utility room is located in the basement, separate from the suite, so it's easy for an owner to access without bothering tenants. Whether you're looking for an income-generating property or a home with extra space, make sure to put this on your short list!

Built in 2018



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239503    |
| Price          | \$599,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,155       |
| Acres          | 0.12        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 205 Lasalle Terrace W |
| Subdivision | Garry Station         |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J 5G9               |

## Amenities

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

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air                                                         |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | No Neighbours Behind           |
| Roof              | Asphalt Shingle                |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 38              |
| Zoning         | R-L             |

**Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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