

# \$620,000 - 225 Lasalle Terrace W, Lethbridge

MLS® #A2245827

**\$620,000**

5 Bedroom, 4.00 Bathroom, 1,628 sqft  
Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to this fully developed 1,562 sq ft, 5-bedroom home located in the sought-after community of Garry Station. With a spacious and functional floor plan, this property offers comfort, efficiency, and modern style, perfect for growing families and future-focused homeowners.

Youâ€™re welcomed by a large tiled entryway with a built-in bench, and as you ascend the stairs, youâ€™ll be impressed by the tall vaulted ceilings that create an open and airy atmosphere. The kitchen is designed for both style and functionality, featuring a corner pantry, white quartz countertops with eat-up bar, white cabinetry, and a massive skylight that floods the space with natural light.

The primary bedroom is conveniently located on the main floor and includes a walk-through ensuite with double sinks, a walk-in shower, and a walk-in closet. Upstairs, youâ€™ll find two more large bedrooms and a second full bathroom. The fully developed basement includes two additional spacious bedrooms, a third full bathroom, large windows, and a massive rec roomâ€”perfect for movie nights, games, or entertaining.

Beautiful Efficiency, Thoughtfully Upgraded  
Designed with Albertaâ€™s seasons in mind, this home is equipped with a Daikin heat pump and top-tier modulating Daikin furnace, allowing you to choose between natural gas or



electricity for heating. This system provides optimal efficiency for approximately 90% of the 8-month heating season, with less than 15 days typically dipping below -10°C. In warmer months, enjoy cooling at a fraction of the cost of traditional AC systems. Planning to go solar? This setup is already solar-ready, providing a clear path to lower utility bills.

#### Air Quality You Can Feel

Indoor air quality is a top priority. A premium IAQ 3000 filtration system captures 97% of dust particles down to 0.3 microns, compared to just 2% by standard filters. Added features include a UVC light to neutralize airborne viruses and an ionized filter to help remove chemicals released by plastics, electronics, and even pets. Two ceiling fans ensure steady air circulation for consistent, clean comfort.

#### Additional Features & Recent Updates:

Custom 10-foot live edge wood mantle across a 14-foot wall in the living room—perfect for displaying seasonal décor

All-new kitchen appliances (installed within the last year)

A 6th room office with 6” insulated walls and a large window—quiet, private, and full of natural light

Regraded yard with approximately 6 yards of new soil and fresh sod

Concrete forms prepped for future under-deck patio development

New fence along the back lane

If you value quiet, clean, and flexible living, with the bonus of future-ready energy efficiency, this is a home you won't want to miss. Welcome to comfort, quality, and peace

of mindâ€”all in one. Call your favorite  
REALTOR® before its too late.

Built in 2015

### Essential Information

MLS® #	A2245827
Price	\$620,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,628
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	225 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	Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	High Efficiency, Heat Pump

Cooling	Other
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Zoning	R-CL

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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