

\$399,900 - 1, 306 Northlander Bend W, Lethbridge

MLS® #A2084919

\$399,900

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.04 Acres

Garry Station, Lethbridge, Alberta

Maintenance-free living, modern finishes, fully finished heated attached double car garage with epoxy floors, 9ft basement ceilings, all appliances, A/C and window coverings as well as green space out back and visitor parking right close - yup, it checks all the boxes! This beautiful bungalow duplex is nestled in the quiet 55+ community of Livingstone Estates in Garry Station and is convenient to all things Westside. With 2 bedrooms and 2 bathrooms up and an open-concept living area, stainless steel appliances, quartz countertops, and vinyl plank flooring, it truly is move-in ready. Even the furniture is negotiable and can be included in the sale if desired. Downstairs boasts big open spaces, that extra high ceiling and a blank canvas to transform it into whatever you'd like. Come take a look with a Realtor today!

Built in 2021

Essential Information

MLS® #	A2084919
Price	\$399,900
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,111
Acres	0.04



Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	1, 306 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2023
Date Sold	November 20th, 2023
Days on Market	49
Zoning	R-75

HOA Fees 0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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