

\$469,900 - 3, 294 Northlander Bend W, Lethbridge

MLS® #A2111831

\$469,900

4 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.27 Acres

Garry Station, Lethbridge, Alberta

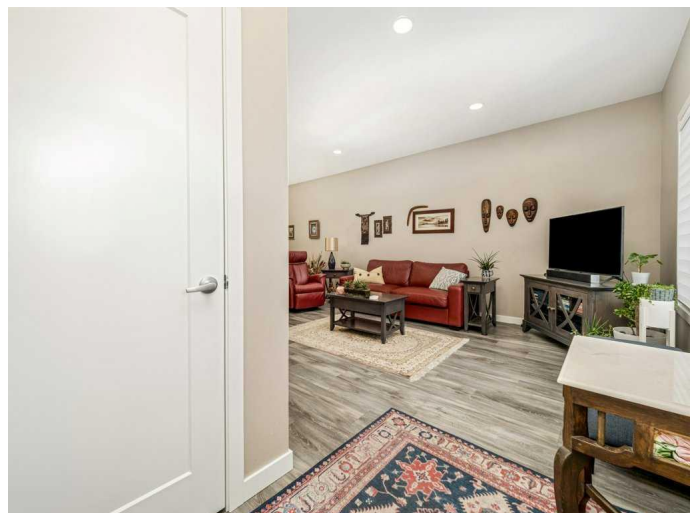
Discover the ease and charm of everyday living in this inviting bungalow-style property, now available for sale in the friendly Community of Garry Station. Designed with practicality and a touch of elegance, this home caters to the needs of the modern homeowner.

Upon entering, you'll be greeted by an open-concept main floor, where natural light floods the living area, creating a warm and inviting atmosphere. The living space is generously sized, perfect for relaxation, and the adjacent dining area is ideal for family meals and entertaining.

The kitchen, thoughtfully designed with the home cook in mind, is both functional and stylish. It provides ample space for culinary adventures and everyday meal preparation.

Tucked away at the end of the home, you'll discover the primary bedroom, offering a private retreat. This peaceful sanctuary includes a convenient walk-in closet and an ensuite with double sinks for added comfort. An additional bedroom, versatile for guests or as a home office, is also at your disposal, along with a guest-friendly half bathroom.

Descend to the lower level, where a cozy family room awaits movie nights and relaxation, complete with an electric fireplace for ambiance. The lower level also boasts a flexible den/games room, two more bedrooms,



and a well-appointed 4-piece bathroom to accommodate your family's needs.

This home boasts additional perks, such as a heated double garage, main floor laundry for added convenience, and a charming front porch where you can savor your morning coffee or tea.

Crafted with care and featuring several upgrades, this home perfectly balances practicality and elegance. Explore the property through a virtual tour, peruse the photos, and envision your daily life in this comfortable yet refined bungalow-style retreat. Don't miss the opportunity to make this charming property your own in the welcoming Community of Garry Station – it's where everyday living meets everyday elegance. Your new home awaits!

Built in 2019

Essential Information

MLS® #	A2111831
Price	\$469,900
Sold Price	\$467,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.27
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3, 294 Northlander Bend W
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Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T5

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	April 26th, 2024
Days on Market	55
Zoning	R-75
HOA Fees	0.00

Listing Details

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