

\$599,900 - 541 Malahat Green W, Lethbridge

MLS® #A2156693

\$599,900

4 Bedroom, 3.00 Bathroom, 1,350 sqft
Residential on 0.10 Acres

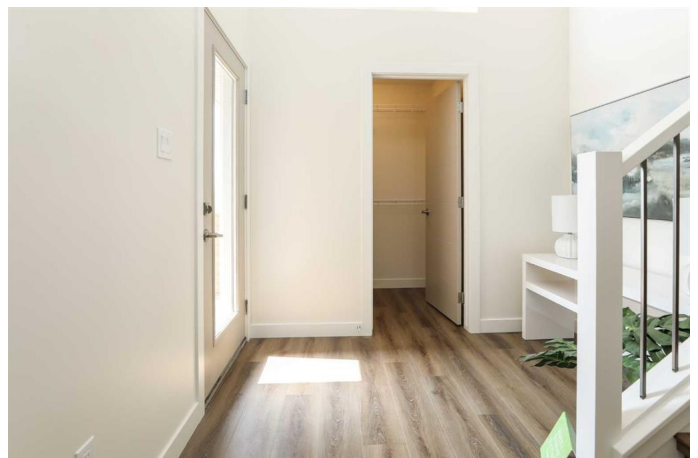
Garry Station, Lethbridge, Alberta

This brand new built home by Van Arbor Homes, *The Bayley with a walk-out*, is a beautifully upgraded single-family home in the desirable Garry Station neighborhood of Lethbridge. With a total of 2,040 square feet of developed space, this bi-level gem offers the perfect blend of modern amenities and family-friendly living.

As you step into the home, you'll be greeted by an open-concept main floor featuring a spacious living room with a cozy gas fireplace, a bright dining area, and a modern kitchen complete with stainless steel appliances, an island, and ample counter space. This level also includes a bedroom, perfect for guests or a home office, and a 4-piece bathroom.

The upper level is dedicated to the primary suite, providing a private oasis for relaxation. This large, comfortable space features a 4-piece ensuite with double sinks, creating a serene environment where you can unwind at the end of the day.

The fully developed walk-out basement adds even more versatility to this home. With two additional bedrooms, a full bathroom, and a bright, welcoming living area that doesn't feel like a basement due to the abundant natural light and separate entry, it's an ideal space for family gatherings or a private retreat for guests.



Outside, you'll find a back deck perfect for BBQing and enjoying time with family and friends, with no neighbors behind to disrupt your peace. The walk-out basement leads directly to the backyard, offering easy access to outdoor living spaces.

Located close to the new YMCA, walking paths, a park, and greenspace, as well as shopping and restaurants, this home is move-in ready and ideal for families and professionals alike. Enjoy the convenience of a double-attached garage and the comfort of a home designed for modern living.

Don't miss out on this opportunity to own a fully developed home with stunning views, upgraded features, and the perfect blend of style and practicality in Garry Station.

Built in 2023

Essential Information

MLS® #	A2156693
Price	\$599,900
Sold Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,350
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	541 Malahat Green W
Subdivision	Garry Station

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Range Hood, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	January 31st, 2025
Days on Market	175
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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