

\$609,900 - 525 Malahat Green W, Lethbridge

MLS® #A2174464

\$609,900

3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.09 Acres

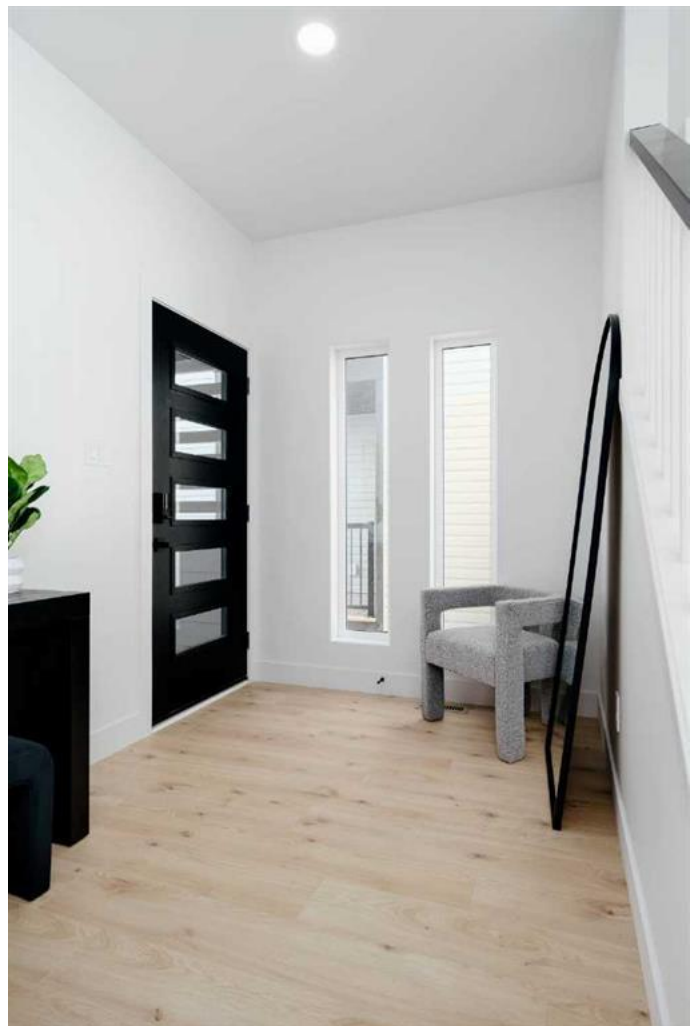
Garry Station, Lethbridge, Alberta

Welcome to the "Aerin" model by Avonlea Homes, BACKING ONTO PARK. Upon entry , hang up your coats in the beautiful mudroom conveniently situated near the larger garage entrance. Unload your groceries effortlessly with immediate access from the mud room to the walk through pantry, the main floor includes a convenient 2-piece bathroom, and a central staircase. The open concept adds to the entertaining- friendly layout.. Large windows throughout allow for natural sunlight to fill the home. The upper level features a spacious bonus room , 2 bedrooms, Master retreat with walk-in closeted 5 piece ensuite with separate tub and shower and dual sink. There is also a bright laundry room with laundry sink. Basement is undeveloped but set up for family room, bedroom and another full bathroom.. Enjoy the over-sized 24 x 24 Garage for 2 car parking and extra storage. Home is Virtually staged . New Home Warranty.

Built in 2023

Essential Information

MLS® #	A2174464
Price	\$609,900
Sold Price	\$707,581
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,032
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	525 Malahat Green W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5W9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 8th, 2024
Days on Market	16
Zoning	RCL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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