

## 263 Northlander Bend W Lethbridge, Alberta

**MLS # A2249903**



# \$555,000

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,748 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, garage door opener(s) & remote(s), window coverings, washer, dryer

Welcome to your dream home! This well-kept, turn-key property is move-in ready and packed with amazing features! Enjoy the massive back deck and fully fenced backyard with no rear neighbours—perfect for relaxing, entertaining, or a family with active kids or pets! Inside, you'll love the bright, open feel with tons of natural light pouring in through large windows. The kitchen is a showstopper with quartz countertops, stainless steel appliances, a gas range, pantry, and a cozy natural gas fireplace in the nearby living room! A main floor powder room adds convenience for guests, while upstairs, the spacious bonus room is ideal as a playroom, office, or TV space! The large primary bedroom features a luxurious double vanity, walk-in shower, walk-in closet, and plenty of space to unwind! There's tons of potential to finish the basement with one or two more bedrooms, a family room, and another full bathroom! Central air conditioning keeps the home comfortable year-round, and the double attached garage adds even more convenience and storage space. This home truly has it all—just move in and enjoy! Call your REALTOR® and book your showing today!