

**283 Northlander Bend W
Lethbridge, Alberta**

MLS # A2290509



\$539,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener, garage remotes, all window coverings

Life feels a little brighter in Garry Station—and this beautiful west side home is ready to prove it! With three extremely spacious bedrooms and two and a half bathrooms, this well-kept property offers comfort, style, and room to grow. The main floor is filled with natural light and features a warm and inviting living room complete with a cozy electric fireplace—perfect for relaxing evenings at home. The kitchen is designed to impress with sleek stainless steel appliances, quartz countertops, and a convenient corner pantry, making it both functional and stylish for everyday living or entertaining! Upstairs you’ll find those incredibly spacious bedrooms, including a fantastic primary retreat featuring a walk-in closet and a dual vanity ensuite that makes busy mornings a breeze. You’ll also find a large laundry room upstairs, allowing you to stay organized and not have to carry heavy laundry baskets up and down stairs! Downstairs, the fully finished basement offers a huge family room ideal for movie nights, games, or a kids’ hangout space, along with a roughed-in full bathroom, a generous storage room, and the easy potential to create a fourth bedroom simply by adding one wall should you need. Outside, the home continues to shine with a fully fenced and landscaped yard, a fantastic two-tiered deck perfect for summer BBQs, and the bonus of backing onto a back alley for added privacy and convenience. Stay cool all summer with central air conditioning and enjoy the practicality of a double attached garage. Living in Garry Station means enjoying one of Lethbridge’s most vibrant neighbourhoods—packed with greenspaces, parks, playgrounds, walking and biking trails, and close proximity to schools, shopping, the YMCA, and easy routes in and out of the area. Homes in this location and condition don’t stay available for

—don't delay, call your REALTOR® and book your showing today!