



Anne French  
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**549 Malahat Green W  
Lethbridge, Alberta**

**MLS # A2302491**

**\$599,900**



<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

This fresh new design from Cedar Ridge is a must see! The main floor features an open floorplan with a lovely kitchen, dining room, 2 bedrooms with a full 4 piece bath separating them, and a spacious living room with fantastic windows. The kitchen features stainless steel appliances, a pantry, a nice size island, and quartz countertops too. This model has the primary suite all on it's own level, giving you the ultimate private retreat, with a stunning 4 piece ensuite and walk in closet. There is a large double vanity, custom tiled shower, and even a water closet. A bonus?! The laundry is on this level as well. How convenient! The WALKOUT basement is open for future development, with space for two more bedrooms, a huge family room, and another 4 piece bath as well as some great storage space. Outside you'll love that this home backs on to green space with no houses behind, and the deck is already built for you to sit and enjoy a peaceful evening. Garry Station is a wonderful community, home to the brand new elementary school, and you can walk out your back fence and be at the park and playground. The incredible YMCA is just a short drive, as well as groceries, restaurants, pharmacies, and more. Give your REALTOR&reg; a call and come see this fabulous new floorplan.