

**550 Malahat Green W
Lethbridge, Alberta**

MLS # A2308136



\$619,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,633 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave hood fan, Garage door opener + remote

A custom build by Janus Homes in the growing subdivision of Garry Station East! This bi-level + bonus is a unique option, less than a block from Central Station Park Playground and Marathon Pond! With a covered front entry, bright foyer, vaulted ceilings on the main floor, a powder room off of the living area, a quartz kitchen that enjoys south-facing views, spacious island perfect for food prep and a well designed pantry. The primary retreat offers dual closets, a 3 piece ensuite featuring a tiled shower and quartz vanity. The upper floor has a laundry room with tons of storage, 2 bedrooms and 4 piece bathroom. There's a covered deck out back and with an unfinished basement, there's an opportunity to make this home perfect for your family!