



Anne French
Your REALTOR®
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**554 Malahat Green W
Lethbridge, Alberta**

MLS # A2312935



\$504,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

The popular "Grayson" model by Avonlea Homes. This home is close to Park, Play Ground and new school in Garry Station. Check out these great new elevations. Nice and open floor plan on the main floor, 9' Flat Painted ceilings, large windows for that extra sunlight. Great corner pantry in the kitchen for storage. Upstairs there are 3 nice bedrooms, full bath, convenience of laundry, master bedroom with walk in closet and ensuite with 5' shower. The Basement is undeveloped but set up for family room, 4th bedroom and another full bath. Home is virtually staged. New Home Warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY