



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

244 Northlander Bend W
Lethbridge, Alberta

MLS # A2318479



\$519,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave/hoodfan, Dishwasher, Washer, Dryer, Window Coverings, AC, Garage Remotes, UG Sprinklers

You can find the perfect family home right here at 244 Northlander Bend W. This gorgeous two story home has everything you need across all three levels. The main floor feels massive with big vaulted ceilings. The kitchen and dining areas are spacious for family meals, while the living room is nice and cozy. During the colder months, it will be perfect for relaxing with the fireplace on. Upstairs, you have three bedrooms, including the primary. The primary also has a walk-in closet and a large ensuite bath. Laundry can also be found in the upper level. The basement features another bedroom, a great family room, and a utility room. With an attached double garage and parking pad, you never have to worry about no parking. The backyard will be a great spot to hang with the family during the warm summer months, close to parks, schools, and all your ammenties. This fantastic home won't last long, so contact your favourite REALTOR® today!