



**Anne French**  
Your REALTOR®  
Love where you live.

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**570 Malahat Green W  
Lethbridge, Alberta**

**MLS # A2321175**



**\$670,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,877 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Cul-De-Sac, Front Yard, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully designed new build, where luxury meets everyday family living. Situated on a spacious corner lot, this thoughtfully crafted home offers a functional layout designed with comfort and connection in mind. The inviting wrap-around deck creates the perfect space for family BBQs, morning coffee, or watching the kids play. Inside, you'll find high-end finishes, quality craftsmanship, and stylish details throughout, creating a warm and welcoming atmosphere the whole family will love. With a great design that blends functionality, comfort, and modern luxury, this is a home built to make lasting memories.