

**538 Malahat Green W  
Lethbridge, Alberta**

**MLS # A2326084**



**\$524,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, dryer, A/C, sump pump, all window coverings

Welcome to 538 Malahat Green W, an immaculate, move-in ready home in one of Lethbridge's most sought-after neighbourhoods. This beautifully maintained two-storey offers over 1,300 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2.5 bathrooms, and an open-concept layout that's perfect for families, entertaining, or everyday living. The bright main floor features a spacious kitchen complete with a large island, pantry, and plenty of cabinetry, flowing seamlessly into the dining area and inviting living room filled with natural light. A convenient two-piece bathroom completes the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite, as well as the convenience of upper-level laundry. The unfinished basement is ready for your ideas, with room to add another bedroom, bathroom, and family room while building equity over time. Pride of ownership is evident throughout. Since purchasing new, the owners have invested in numerous upgrades including central air conditioning, front underground sprinklers and landscaping, fencing, a spacious rear deck, a stone side walkway, and additional electrical in both the garage and basement. The attached garage provides plenty of room for parking, storage, or a workshop. Located in the family-friendly community of Garry Station, you'll love being just steps from parks, playgrounds, walking paths, and other nearby amenities. If you're searching for a home that truly shows like new, offers room to grow, and has already had many of the big-ticket improvements completed, this is one you won't want to miss.