

291 Northlander Bend W Lethbridge, Alberta

MLS # A2337814



\$554,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

Welcome to 291 Northlander Bend W, a beautifully maintained 3+1 bedroom home in Garry Station that offers the space, layout and conveniences today's families are looking for. From the moment you step inside, the spacious foyer provides a warm welcome and direct access to the double attached garage. The main level features a bright, open-concept design with a stylish kitchen complete with quartz countertops, stainless steel appliances, a corner pantry and eye-catching backsplash. The kitchen flows naturally into the dining area and inviting living room, where a floor-to-ceiling feature fireplace creates a cozy focal point. Step outside onto the balcony, perfect for summer barbecues, overlooking the fully fenced backyard with underground sprinklers. Upstairs, you'll find three bedrooms, including a spacious primary suite with its own ensuite and walk-in closet. One of the standout features of this home is the upstairs laundry room—a major everyday convenience that eliminates the hassle of carrying laundry up and down the stairs. The lower level adds even more versatility with a fourth bedroom, family room and substantial storage space. Complete with central A/C and underground sprinklers, this is a home designed for comfortable family living. Situated in Garry Station, you're close to parks, restaurants, grocery stores, Cavendish Farms Recreation Centre and the Cor Van Raay YMCA, with shopping and everyday amenities just minutes away. If you're looking for a move-in-ready family home in a convenient, growing community, 291 Northlander Bend is well worth a look!