Anne French
Your REALTOR®
Love where you live.

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561 Malahat Green W
Lethbridge, Alberta

MLS # A2356096

$674,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,410 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave

This brand new bi-level backing onto a green space with a park and a lake is what you have been waiting for! Located on the quiet Malahat Green in the sought after community of Garry Station and perfectly located close to schools, shopping and amenities. High end custom finishes throughout give you the elegant home that fits your style. With a total of 5 bedrooms and 4 bathrooms, you have all the space you could want. The master bedroom is conveniently situated on the main floor off of your main living space with beautiful kitchen and large windows facing the park behind. Above the garage you have two more bedrooms and another full bathroom for kids rooms or office space. The walk-out basement gives you two additional bedrooms, a large family room and another full bathroom to complete the beautiful interior of this home. In the back you get an already fully fenced yard and the added bonus of a beautiful green space that has a well appointed playground, fitness area and even a lake to take evening strolls. Built by Janus Homes, you know that quality is top priority and this will be a home you can spend many years in! Are you a first time home buyer? Ask how you might be able to get over $30,000.00 back as a rebate after purchase! Come take a look for yourself today!

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