

# \$444,900 - 1, 298 Northlander Bend W, Lethbridge

MLS® #A2194515

**\$444,900**

2 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.18 Acres

Garry Station, Lethbridge, Alberta

Welcome to 298 Northlander Bend W #1 in beautiful Garry Station! This immaculate 2-bedroom, 2.5-bathroom bungalow is the perfect choice for empty-nesters and those looking to downsize into a maintenance-free lifestyle. Built in 2021, this stunning semi-detached home features modern finishes throughout and is in 10/10 condition – truly move-in ready.

The spacious open-concept layout boasts a bright living area, luxury vinyl flooring, and a designer kitchen complete with stainless steel appliances, an island with seating, and stone countertops. The primary bedroom features a walk-in closet and a luxurious 4-piece ensuite, providing the perfect retreat. The partially finished basement adds extra space for a home gym, office, or hobby room.

Enjoy the convenience of a double attached garage and a low-maintenance yard, ideal for those who want to enjoy life without the hassle of exterior upkeep. With walking paths, parks, and shopping nearby, this adult-living community offers the perfect blend of comfort and convenience.

If you're ready for a simpler, more enjoyable lifestyle, this beautiful home in Garry Station is waiting for you! Contact your favourite REALTOR ® to book your private tour today!

Built in 2021

## Essential Information



MLS® #	A2194515
Price	\$444,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	1, 298 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
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Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle, Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	80
Zoning	R-75

### **Listing Details**

Listing Office	eXp Realty of Canada
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