

# \$738,000 - 239 Northlander Bend W, Lethbridge

MLS® #A2213395

**\$738,000**

6 Bedroom, 4.00 Bathroom, 3,074 sqft

Residential on 0.11 Acres

Garry Station, Lethbridge, Alberta

Discover where grandeur meets functionality in every corner! There is over 4340 ft.Â² developed in this home! Complete with four bedrooms and a bonus room upstairs an office on the main floor and two bedrooms and a huge living space in the basement!

From the moment you step into the expansive front foyer, you're greeted with ample space for a welcoming bench, a decorative area for a table, all illuminated by a charming transom window that bathes the space in natural light. Conveniently located off this grand entry is an oversized garage, a massive walk-in closet leading to a pantry, and a chefâ€™s dream kitchen.

The kitchen, a true heart of the home, boasts three access points and is adorned with ALL the cabinetry, abundant granite countertops, a side-by-side fridge/freezer, a five-burner gas cooktop, built-in microwave, oven, and a sill granite sink. The walk-through pantry, equipped with built-in cabinetry, countertops, and wire shelving, is a testament to the thoughtful design for a large family. The main floorâ€™s open concept seamlessly connects the kitchen with the dining and living areas, creating an inviting space for gatherings. Natural light floods in through windows that stretch across the back, and showcase the natural beauty of the field almost as far as you can see. The living space has gas fireplace with stone detail from floor to ceiling, and a Maple mantle. Laminate flooring spans the



majority of the main floor, while exquisite herringbone tile is in laid in the front entryway and half bath.

For those who work from home, a dedicated office space right off the foyer, along with a half bath, offers the perfect blend of accessibility and function.

Ascend to the second floor via a staircase adorned with iron and maple spindles, leading to a light-filled bonus room, perfect for relaxation. The upstairs layout includes two distinct wings; the rear hosts the primary bedroom, a serene retreat with stunning views, an ensuite featuring a double vanity, soaker tub, custom tile and frameless glass shower, and a walk-in closet that conveniently opens to the laundry room. Laundry room has tons of built-in , built in pedestals and laundry sink for your convenience. The front wing accommodates three large bedrooms and a spacious bathroom, ensuring ample space for all. Storage solutions are endless in this home, including double linen closets up, walk-in closets in almost every bedroom, a massive mudroom closet, and a mezzanine in the garage. The oversized garage, complete with a gas furnace, ensures comfort and space for all your needs.

The basement is fully developed now with two additional bedrooms, massive living space and a bathroom with a custom tile shower and niche! The fenced property has a deck off the dining room, and raised garden beds, all set against the tranquil backdrop of an open field. Rarely do homes of this size become available. Seize this opportunity to provide your family with a home that truly has it all. Contact your favorite REALTOR® today!

Built in 2015

## Essential Information

MLS® #	A2213395
Price	\$738,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,074
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	239 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5K8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Granite Counters, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Garburator, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	None
Lot Description	No Neighbours Behind, Rectangular Lot, Native Plants
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	82
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.