

# \$600,000 - 121 Northlander Bend W, Lethbridge

MLS® #A2234321

## \$600,000

5 Bedroom, 3.00 Bathroom, 1,677 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to this thoughtfully designed, nicely updated bi level that is conveniently located just a 5 minute walk from the brand new elementary school opening this Fall.

Immediately through the front door you'll note the pride of ownership. A large foyer with closet greets you, then up a few stairs and everything you need is on the main floor. There is a great size kitchen with island, freshly painted cabinets, new backsplash, quartz countertops, and a corner pantry too. The living room is also a nice size, and the vaulted ceiling makes it feel even more spacious! You'll love the gas fireplace with beautiful built ins surrounding it, giving the living space a nice higher end feel. Your primary bedroom is on the main floor and features a nice tray ceiling with wood detail, as well as a positively massive walk in closet, and a fabulous ensuite with soaker tub, shower, and huge vanity with double sinks. The laundry room conveniently rounds off this floor. Up just a few stairs, and you have 2 great size bedrooms with huge windows, flooding both spaces with natural light. There is a 4 piece bath on this level as well. The basement is fully finished, with more huge windows throughout, hardly making it feel like a basement at all. The great size family room has room for your whole crew to host game nights, and a wet bar rounds off this space giving it that elevated feel. The bedrooms in this basement are positively massive, and both feature large walk in closets. There's



plenty of storage space down here as well. Outside youâ€™ll love the double attached garage, and that there is additional parking in the back. Bring your chair and enjoy the sunshine on your back deck. You truly canâ€™t beat this location! the new West Coulee Station Elementary K-5 school is a short walk away. Youâ€™re surrounded by walking paths, 2 ponds, 2 playgrounds and parks, and just a quick drive to grocery stores, restaurants, pharmacies, churches, and so much more. Give your REALTORÂ® a call and come see this home before itâ€™s gone!

Built in 2013

### Essential Information

MLS® #	A2234321
Price	\$600,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,677
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	121 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5G6

### Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	7
Zoning	R-CL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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