



**GRASSROOTS**

REALTY GROUP

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**550 Malahat Green W  
Lethbridge, Alberta**

**MLS # A2308136**



**\$619,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave hood fan, Garage door opener + remote

A custom build by Janus Homes in the growing subdivision of Garry Station East! This bi-level + bonus is a unique option, less than a block from Central Station Park Playground and Marathon Pond! With a covered front entry, bright foyer, vaulted ceilings on the main floor, a powder room off of the living area, a quartz kitchen that enjoys south-facing views, spacious island perfect for food prep and a well designed pantry. The primary retreat offers dual closets, a 3 piece ensuite featuring a tiled shower and quartz vanity. The upper floor has a laundry room with tons of storage, 2 bedrooms and 4 piece bathroom. There's a covered deck out back and with an unfinished basement, there's an opportunity to make this home perfect for your family!