



GRASSROOTS
REALTY GROUP

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4, 322 Northlander Bend W
Lethbridge, Alberta

MLS # A2309846



\$389,000

Division:	Garry Station		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	978 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cleared, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions:	N/A
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Lock the door and live your life, this one takes care of itself. Welcome to effortless, elegant living in this beautifully maintained 2-bedroom, 2-bathroom condo nestled in a sought-after 55+ community in west Lethbridge. With nearly 980 sq ft of thoughtfully designed interior space, this home delivers the perfect blend of comfort, style, and low-maintenance living. Step inside to a bright, welcoming foyer with soaring ceilings and warm luxury vinyl plank flooring that flows throughout the main living areas. The open-concept kitchen is a true showstopper featuring crisp white shaker cabinetry, quartz countertops, a centre island with breakfast bar seating, pendant lighting, and quality black appliances. The adjacent dining area opens to the spacious living room, making entertaining a breeze, while a convenient door leads directly to your private raised deck — the perfect spot to enjoy your morning coffee under a clear Alberta sky. The generous primary bedroom offers a peaceful retreat with a walk-in closet and a private 3-piece ensuite. A well-appointed second bedroom and a full 4-piece main bath provide comfortable accommodations for guests. The main floor also features a dedicated laundry room and ample closet storage throughout. Outside, enjoy a beautifully landscaped yard, a wide concrete driveway, and a single attached garage, all with the peace of mind that comes with condo living. The elevated rear deck with privacy screening is ideal for relaxing or entertaining. Situated in a quiet, friendly community close to shopping, dining, parks, and amenities, this is the downsizing opportunity you've been waiting for. Don't miss your chance to own in one of Lethbridge's premier adult communities.