



GRASSROOTS
REALTY GROUP

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**562 Malahat Green W
Lethbridge, Alberta**

MLS # A2333794



\$570,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,361 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to modern design, quality craftsmanship, and everyday functionality come together in this beautifully finished bungalow located in one of West Lethbridge's most sought-after communities. Offering 1,360 sq. ft. on the main floor, this home features an open-concept layout designed to maximize natural light and create a warm, inviting atmosphere. Vaulted ceilings and large windows make the living space feel bright and spacious, while the stunning kitchen serves as the heart of the home with ceiling-height cabinetry, quartz countertops, stainless steel appliances, a large island, and a walk-in pantry—perfect for entertaining or everyday living. The primary suite offers a private retreat with a generous walk-in closet and a beautifully finished ensuite featuring a double vanity and tiled walk-in shower. A second bedroom, full bathroom, and convenient main-floor laundry complete the thoughtfully designed layout. The undeveloped basement provides endless possibilities, giving you the opportunity to add additional bedrooms, a large family room, a home gym, or customize the space to suit your lifestyle while adding future value. Outside, you'll appreciate the attractive modern exterior, double attached garage, and a location that's hard to beat. Just minutes from schools, parks, walking paths, the YMCA, shopping, restaurants, and countless West Lethbridge amenities, this home offers the perfect balance of style, comfort, and convenience. Whether you're looking to downsize without sacrificing quality or searching for a home with room to grow, this bungalow offers exceptional value in a fantastic location.