



GRASSROOTS
REALTY GROUP

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279 Northlander Bend W
Lethbridge, Alberta

MLS # A2336145



\$585,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, U		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Blinds and Curtain Rods, TV mounts in Living room and Upstairs bonus room

This stunning Stranville-built two-story is a must-see! If you're after a meticulously maintained family home that has just about everything you could want, this is it. The beautiful, well-designed kitchen boasts a huge island with quartz countertops, plenty of large pot drawers, soft-close cabinetry, a corner pantry, and built-in microwave and wall oven. Upstairs features three spacious bedrooms, a laundry area, and a bonus room perfect for the kids. The fully developed basement, completed with permits, offers a large family room, an extra bedroom, and a 4-piece bathroom. Outside, you'll love the prime location—just a short walk to the playground, brand-new elementary school, walking trails, and ponds. With a walking path next door, you'll enjoy added privacy from your northern neighbor. This move-in-ready home is waiting for its next family to cherish it as much as the current owners do!