



GRASSROOTS
REALTY GROUP

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**117 Northlander Bend W
Lethbridge, Alberta**

MLS # A2347072



\$439,900

Division:	Garry Station		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,467 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, garage door opener w/remote(s), all window coverings.

This fully developed two-story duplex is located on the west side of Lethbridge, close to grocery stores, restaurants, the YMCA, and the University of Lethbridge. The main floor features a spacious living room, kitchen, and dining area filled with natural light, along with a convenient half bathroom. The dining area provides access to the private backyard and back deck. Upstairs, you'll find the primary bedroom complete with a three-piece ensuite, two additional bedrooms, a four-piece main bathroom, and a dedicated laundry room. The fully developed basement offers a spacious family room providing a second living space, a fourth bedroom, and another four-piece bathroom. Completing the home is a single attached garage, providing convenient parking and additional storage. This is a must-see home offering a comfortable layout, plenty of living space, and a modern feel throughout.