

# \$444,900 - 1, 298 Northlander Bend W, Lethbridge

MLS® #A2194515

**\$444,900**

2 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.18 Acres

Garry Station, Lethbridge, Alberta

Welcome to 298 Northlander Bend W #1 in beautiful Garry Station! This immaculate 2-bedroom, 2.5-bathroom bungalow is the perfect choice for empty-nesters and those looking to downsize into a maintenance-free lifestyle. Built in 2021, this stunning semi-detached home features modern finishes throughout and is in 10/10 condition – truly move-in ready.

The spacious open-concept layout boasts a bright living area, luxury vinyl flooring, and a designer kitchen complete with stainless steel appliances, an island with seating, and stone countertops. The primary bedroom features a walk-in closet and a luxurious 4-piece ensuite, providing the perfect retreat. The partially finished basement adds extra space for a home gym, office, or hobby room.

Enjoy the convenience of a double attached garage and a low-maintenance yard, ideal for those who want to enjoy life without the hassle of exterior upkeep. With walking paths, parks, and shopping nearby, this adult-living community offers the perfect blend of comfort and convenience.

If you're ready for a simpler, more enjoyable lifestyle, this beautiful home in Garry Station is waiting for you! Contact your favourite REALTOR ® to book your private tour today!

Built in 2021

## Essential Information



MLS® #	A2194515
Price	\$444,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	1, 298 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt, Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	75
Zoning	R-75

### **Listing Details**

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.