

# \$455,000 - 1, 298 Northlander Bend W, Lethbridge

MLS® #A2194515

**\$455,000**

2 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.18 Acres

Garry Station, Lethbridge, Alberta

Welcome to this immaculate 55+ bungalow in the up-and-coming neighborhood of Lethbridge! This home features a double attached garage for convenience, along with high-end finishes throughout. The open floor plan and bright interior make this house perfect for entertaining or simply relaxing in peace. Tucked away in a quiet corner of the community, you'll enjoy the tranquility while still being close to shopping and amenities. The perfectly maintained property is truly move-in ready, offering ease and comfort to its new owners. Reach out to your favorite REALTOR® today!

Built in 2021

## Essential Information

MLS® #	A2194515
Price	\$455,000
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	Bungalow, Side by Side
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	71
Zoning	R-75

## Listing Details

Listing Office	eXp Realty of Canada
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