

# \$555,000 - 263 Northlander Bend W, Lethbridge

MLS® #A2249903

**\$555,000**

3 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.11 Acres

Garry Station, Lethbridge, Alberta

Welcome to your dream home! This well-kept, turn-key property is move-in ready and packed with amazing features! Enjoy the massive back deck and fully fenced backyard with no rear neighboursâ€™ perfect for relaxing, entertaining, or a family with active kids or pets! Inside, you'll love the bright, open feel with tons of natural light pouring in through large windows. The kitchen is a showstopper with quartz countertops, stainless steel appliances, a gas range, pantry, and a cozy natural gas fireplace in the nearby living room! A main floor powder room adds convenience for guests, while upstairs, the spacious bonus room is ideal as a playroom, office, or TV space! The large primary bedroom features a luxurious double vanity, walk-in shower, walk-in closet, and plenty of space to unwind! There's tons of potential to finish the basement with one or two more bedrooms, a family room, and another full bathroom! Central air conditioning keeps the home comfortable year-round, and the double attached garage adds even more convenience and storage space. This home truly has it allâ€™ just move in and enjoy! Call your REALTORÂ® and book your showing today!

Built in 2017

## Essential Information

MLS® #                      A2249903

Price                        \$555,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	263 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5N1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
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Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 19th, 2025
Zoning	R-SL

### **Listing Details**

Listing Office	Grassroots Realty Group
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