

# \$485,000 - 1, 302 Northlander Bend W, Lethbridge

MLS® #A2219128

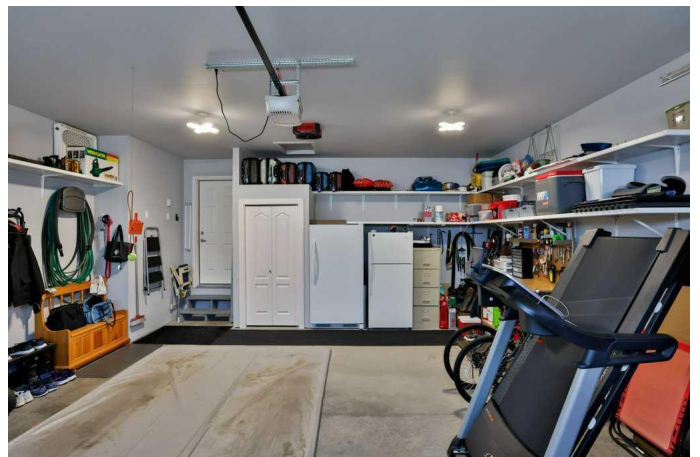
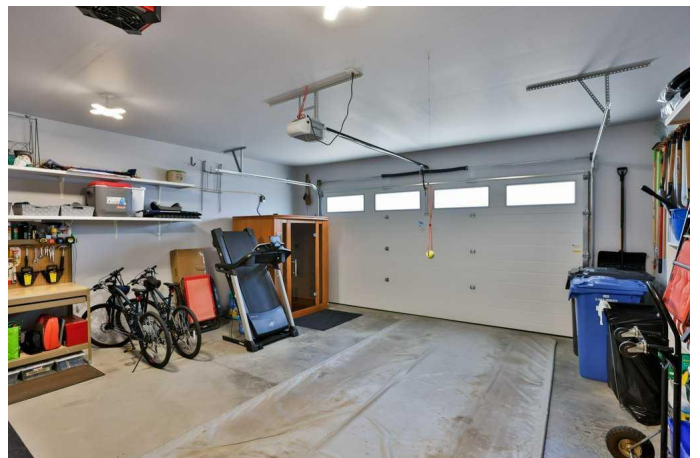
**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.26 Acres

Garry Station, Lethbridge, Alberta

Welcome to Luxury Adult Condominium in the friendly Community of Garry Station. This beautiful bungalow style condominium in LivingStone Estates is now available for sale. The exterior dimensions are 1283 SqFt, making this the largest of all the designs available. Let's start at the front of this charming fully finished home. The south facing front porch is the perfect place for your morning coffee. Going inside you'll see why this home is like no other in the complex, with an upscale design and extra touches throughout. Large south facing windows allow for a multitude of warm sunlight to flood the open concept living room, dining area and kitchen. Features like, 2 gas fireplaces (one upstairs and 1 down) and tall 9' ceilings make this home warm and inviting. The living room is very spacious, and flows nicely into the dining-kitchen area. The kitchen boasts many high end features including, a gas range with Dual Ovens, Bosch Dishwasher, Maytag Fridge, High end Quartz counter-tops, Venmar chef range hood, lazysusan and more. Just off the dining area is a good sized deck with Tall Wind Guard Glass Panels, Gas hook-up, and a Power Awning! Just down the hall from the kitchen, youâ€™™ll find a good sized bedroom, (versatile for guests or as a home office). A half bath, and of course a beautiful Primary Suite with LARGE WALK-IN CLOSET, room darkening blinds (auto), and En-suite with a Designer Tub, shower, and dual sinks. Itâ€™™s very nice! The lower level is just as inviting as



the upper, with a cozy family room, perfect for gathering around the stylish gas fireplace or watching your favourite movie/sporting event on the large screen TV. (4 TVs are included with this home). This floor also boasts 2 more good sized bedrooms, a full 4 piece bath and more.

Check out some of the additional perks of this beautiful home. Heated double garage, central vacuum system with retractable hose, laundry tub, Hunter Douglas electric blind in the living room, quartz counter-tops, upgraded cabinets, french doors, 60 gallon H.W.T. Roman style tub and faucets, and more. It really doesn't get much better than this!. Make sure to explore the property through a virtual tour, photos, and imagine yourself in this modern, comfortable home.

Built in 2019

**Essential Information**

MLS® #	A2219128
Price	\$485,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.26
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	1, 302 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	Bookcases, Built-in Features, Central Vacuum, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other, Private Entrance, Private Yard, Awning(s)
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot, See Remarks, Underground Sprinklers, Gentle Sloping
Roof	Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	2
Zoning	R-75

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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