

# \$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, Walk-In Closet(s), Vinyl Windows                            |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

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

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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 80                  |
| Zoning         | R-75                |

### **Listing Details**

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

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