

**32 Northlander Way W  
Lethbridge, Alberta**

**MLS # A2235906**



# \$545,000

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,699 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)		

**Inclusions:** Electric fireplace

Welcome to this beautifully maintained 3-bedroom, 2.5 bathroom, 2 storey home in the sought after Garry Station neighborhood. With excellent curb appeal and a smart, functional layout, this home is perfect for families or home based professionals. At the front of the home, you'll find a dedicated office space with specialized ventilation ideal for nail technicians or similar professions. A convenient half bath is located nearby. The main floor features an open concept design connecting the kitchen, dining, and living areas. The kitchen is equipped with stainless steel appliances, granite countertops, a walk-in pantry, built in oven and microwave, and stylish finishes throughout. The living room showcases a striking 12-foot ceiling that brings in natural light and adds to the spacious feel. Upstairs, the primary suite includes a generous walk-in closet and a private ensuite with dual sinks. Two additional bedrooms, a full bathroom, and an upper-floor laundry area complete the second level. The basement is wide open and undeveloped offering endless possibilities for customization or additional storage. Step outside to a fully landscaped yard featuring a 9 &times; 14 deck with a gas line for your BBQ, underground sprinklers, garden beds for your green thumb, and a cozy play space for children underneath the deck. The home also includes a sump pump for added protection. The double garage is ready with a gas hookup for easy installation of a heater. Located close to parks, walking trails, and everyday amenities, this home blends comfort, practicality, and thoughtful design.