

# \$580,000 - 40 Northlander Road W, Lethbridge

MLS® #A2208160

**\$580,000**

4 Bedroom, 4.00 Bathroom, 1,646 sqft

Residential on 0.09 Acres

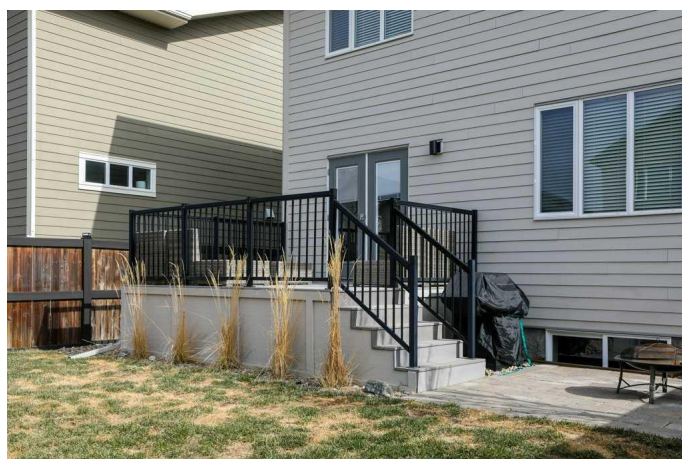
Garry Station, Lethbridge, Alberta

This stunning 4 bed, 4 bath home in the desirable Garry Station subdivision offers modern style, comfort, and convenience. With a bright, open floorplan and large windows throughout, natural light fills every corner of the home. The modern kitchen features sleek quartz countertops and a walk-through pantry, making it both stylish and functional. The spacious master bedroom is a true retreat, complete with a private ensuite and walk-in closet. A large garage provides plenty of space for vehicles, tools, and extra storage. Located in a prime spot, this home is within walking distance of schools, parks, and amenities, making it perfect for families. With contemporary finishes and a thoughtfully designed layout, this home offers both elegance and practicality. Don't miss your chance to own this incredible property, call your favorite real estate agent today to book a private viewing.

Built in 2013

## Essential Information

MLS® #	A2208160
Price	\$580,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,646





Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Northlander Road W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5G8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Paved, Private, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone



Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 2nd, 2025

Days on Market            19

Zoning                        R-CL

### **Listing Details**

Listing Office               2 PERCENT REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.