

# \$565,000 - 40 Northlander Way W, Lethbridge

MLS® #A2202127

**\$565,000**

4 Bedroom, 4.00 Bathroom, 1,844 sqft  
Residential on 0.10 Acres

Garry Station, Lethbridge, Alberta

This VERY well cared for home was built with families in mind - over 1840 sf of upper living area, three living areas which provide tranquility for each family member, 4 bathrooms and 4 very spacious bedrooms. When you first walk in, you immediately notice this home is different than all the others, there's something quite magical and serene about this home. A spacious entry gives you an idea of how much space this home offers. An easy flow and open floor plan leads to a main floor living area, complete with gas fire place and SO MUCH natural light! This area blends nicely into the dining area which features a walk-out to the deck and fully fenced and landscaped yard (one that is actually big enough for kids to play in!). The kitchen is always the heart of the home, and this one is no exception. We dare you to use up all the storage space offered here! And the classic cabinetry and granite counters are the kind which will never go out of style. A modern kitchen island complete with breakfast bar adds even more storage and work space. And the walk-through pantry (which leads to a family coat closet) is a great touch. Upstairs you'll find another large living area, perfect for the kids to play in while the parents sleep in! Perfectly situated off this area are two very spacious bedrooms, large enough for any kid to grow into. The primary is also located on this level, complete with a long list of romantic features such as a DEEP w/i closet, enough space for a king sized bed and a 4 piece 'spa



like' ensuite with the same 'fit and finishes' as the remainder of the home. Heading to the lower level you'll find a double wide play area (or family room), a perfect place for a family retreat. You'll also find a 4th bedroom and a 4 piece bathroom on this level, a great space for guests or that teen that's wanting privacy. Other features of this home include; central AC, heated garage, fully landscaped front and back, non smoker home and more! Grab your favorite REALTOR and check this one out asap!

Built in 2016

### **Essential Information**

MLS® #	A2202127
Price	\$565,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Northlander Way W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S7

### **Amenities**

Parking Spaces	4
----------------	---

Parking Double Garage Attached, Heated Garage  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s), Sump Pump(s)  
Appliances Built-In Range, Central Air Conditioner, Dishwasher  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Yard, Lawn, Gazebo  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 13th, 2025  
Days on Market 1  
Zoning R-L

### Listing Details

Listing Office POWER BROKER Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.