



**GRASSROOTS**  
REALTY GROUP

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**3, 310 Northlander Bend W  
Lethbridge, Alberta**

**MLS # A2230339**



**\$469,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 283
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Hood Fan

Welcome to Livingston Estates in West Lethbridge! This is a 55+ community that features beautiful bungalows with attached double garages! In this particular unit, you'll see that there are beautiful finishings throughout, and many additional upgrades! There is stunning laminate flooring and flows throughout (no carpet). It has a lovely sided entry way complete with coat closet and added bench with storage. It has an open concept living area, which is great if you'd like to host a dinner party, or keep it small and enjoy the space! The kitchen is beautiful and bright with quartz countertops, pantry, under cabinet lighting, additional pantry cabinet, granite sink, and soft close drawers! The laundry is off the kitchen (with added cabinetry) where you will also find the entrance to the double attached garage. The living room is complete with an electric fireplace with custom hearth & mantel. There is also lots of windows to let the natural light pour in! Off the living room you will find access to your private covered deck. Down the hall you will find a 4 piece bathroom, a 2nd bedroom/office, and the primary suite which is a great sized to fit all your wanted furniture, along with a 3 piece ensuite and walk in closet! The basement is partially developed but is already such a unique, useable space! The garage is also upgraded with epoxy flooring, painted walls, 220 plug, hosebib & custom trim! This is a great unit for someone looking for a bungalow with everything on one level, in a quiet area and you'll never have to worry about lawn care and snow removal!