



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**96 Northlander Way W  
Lethbridge, Alberta**

**MLS # A2230943**



**\$509,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,688 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		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<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>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge, Cooktop, Wall Oven, Microwave, Window Coverings, Pool Table Negotiable

Welcome to your new home in the beautiful community of Garry Station. On a quiet street with a large yard, this home is perfectly located close to schools, shopping and everything you are looking for! Whether you have a growing family or want room for your furry friends, this home will meet your needs. Bright, open and clean, this house has some beautiful unique features that make it one of a kind. The built in wood burning fireplace is something you don't see often, as well as the good size bedrooms, bonus room and laundry room on the 2nd floor. With 3 bedrooms up and room for more to be added in the basement, this house has so much to offer. The basement development has been started, but is waiting for your personal touches to finish it off. Come take a look for yourself, this home is a must see!