



GRASSROOTS
REALTY GROUP

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**121 Northlander Bend W
Lethbridge, Alberta**

MLS # A2234321



\$600,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,677 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Central Air Conditioner, Dishwasher, Electric Cooktop, OTR Microwave, Refrigerator, Washer and Dryer, All window coverings including curtains, rods and blinds, Garage Door Opener, Central Vacuum

Welcome to this thoughtfully designed, nicely updated bi level that is conveniently located just a 5 minute walk from the brand new elementary school opening this Fall. Immediately through the front door you'll note the pride of ownership. A large foyer with closet greets you, then up a few stairs and everything you need is on the main floor. There is a great size kitchen with island, freshly painted cabinets, new backsplash, quartz countertops, and a corner pantry too. The living room is also a nice size, and the vaulted ceiling makes it feel even more spacious! You'll love the gas fireplace with beautiful built ins surrounding it, giving the living space a nice higher end feel. Your primary bedroom is on the main floor and features a nice tray ceiling with wood detail, as well as a positively massive walk in closet, and a fabulous ensuite with soaker tub, shower, and huge vanity with double sinks. The laundry room conveniently rounds off this floor. Up just a few stairs, and you have 2 great size bedrooms with huge windows, flooding both spaces with natural light. There is a 4 piece bath on this level as well. The basement is fully finished, with more huge windows throughout, hardly making it feel like a basement at all. The great size family room has room for your whole crew to host game nights, and a wet bar rounds off this space giving it that elevated feel. The bedrooms in this basement are positively massive, and both feature large walk in closets. There's plenty of storage space down here as well. Outside you'll love the double attached garage, and that there is additional parking in the back. Bring your chair and enjoy the sunshine on your back deck. You truly can't beat this location! the new West Coulee Station Elementary K-5 school is a short walk away. You're surrounded by walking paths, 2 ponds, 2 playgrounds and parks, and

just a quick drive to grocery stores, restaurants, pharmacies, churches, and so much more. Give your REALTOR® a call and come see this home before it's gone!