



GRASSROOTS
REALTY GROUP

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

**32 Northlander Way W
Lethbridge, Alberta**

MLS # A2235906



\$525,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,699 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: Electric fireplace

Welcome to this beautifully maintained 3 bedroom plus office, 2.5 bathroom two storey home in the highly sought after Garry Station neighborhood. With excellent curb appeal and a smart, functional layout, this home is perfect for families or those needing dedicated workspace. The main floor features a bright, versatile office at the front of the home ideal for remote work or a home-based business. A convenient half bath is located nearby. The open-concept design connects the kitchen, dining, and living areas, creating a spacious and welcoming atmosphere. The kitchen is equipped with stainless steel appliances, granite countertops, a walk-in pantry, built-in oven and microwave, and stylish finishes throughout. The living room impresses with its soaring 12-foot ceiling and abundant natural light. Upstairs, the primary suite includes a large walk-in closet and a private ensuite with dual sinks. Two additional bedrooms, a full bathroom, and an upper-floor laundry area complete the second level. The wide open, undeveloped basement offers endless potential for future development or storage. Outside, the fully landscaped yard includes a 9' x 14' deck with a gas line for BBQ, underground sprinklers, raised garden beds, and a cozy children's play area beneath the deck. A sump pump provides added peace of mind, and the double garage is ready with a gas hookup for easy heater installation. Located close to parks, walking trails, and daily amenities, this home blends comfort, flexibility, and thoughtful design.