



GRASSROOTS
REALTY GROUP

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

**263 Northlander Bend W
Lethbridge, Alberta**

MLS # A2249903



\$535,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, garage door opener(s) & remote(s), window coverings, washer, dryer

Welcome to your dream home! This well-kept, turn-key property is move-in ready and packed with amazing features! Enjoy the massive back deck and fully fenced backyard with no rear neighbours—perfect for relaxing, entertaining, or a family with active kids or pets! Inside, you'll love the bright, open feel with tons of natural light pouring in through large windows. The kitchen is a showstopper with quartz countertops, stainless steel appliances, a gas range, pantry, and a cozy natural gas fireplace in the nearby living room! A main floor powder room adds convenience for guests, while upstairs, the spacious bonus room is ideal as a playroom, office, or TV space! The large primary bedroom features a luxurious double vanity, walk-in shower, walk-in closet, and plenty of space to unwind! There's tons of potential to finish the basement with one or two more bedrooms, a family room, and another full bathroom! Central air conditioning keeps the home comfortable year-round, and the double attached garage adds even more convenience and storage space. This home truly has it all—just move in and enjoy! Call your REALTOR® and book your showing today!