



**GRASSROOTS**  
REALTY GROUP

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**12 Northlander Way W  
Lethbridge, Alberta**

**MLS # A2277926**



**\$629,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave OTR

Welcome to 12 Northlander Way West. This beautifully built, brand new bungalow offering 5 bedrooms and 3 full bathrooms with a fully finished layout. Designed with modern living in mind, the bright open-concept main floor seamlessly connects the kitchen, dining, and living areas—perfect for entertaining and everyday life. The stylish kitchen anchors the space with ample cabinetry and flows effortlessly into the main living area, while well-sized bedrooms provide comfort and versatility for families, guests, or a home office. The fully finished lower level expands your living space with additional bedrooms, a full bathroom, and a spacious family room. Ideally located near schools and amenities, and just minutes from the upcoming Garry Station community, this home offers both convenience and future growth potential. Don't waste anymore time and call your favourite Realtor® today!