



GRASSROOTS
REALTY GROUP

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**18 Northlander Road W
Lethbridge, Alberta**

MLS # A2283910



\$645,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Blinds, Curtains , Garage Heater, Hanging shelves in garage

This stunning, warm, and inviting former Ashcroft show home is truly a show stopper and move-in ready! Perfect for families and entertaining, it features engineered hardwood floors, abundant windows, quartz countertops, excellent storage, 5 bedrooms, 4 bathrooms, a heated double garage, large rear deck with an outdoor kitchen featuring a gas BBQ, cooktop burner and bar fridge, and so much more. Enjoy spacious living with a main-level living room, an upstairs bonus room, and a downstairs family room. Highlights include 9' coffered ceilings in the living room and dining room, a dream coat and shoe closet in the front entry with a walk-through pantry to the kitchen, underground sprinklers (front only), maintenance free backyard, A/C for summer, and a beautiful two-sided fireplace for winter. The main level boasts wainscoting, dark hardwood floors, beige carpet, and tiled bathrooms. The chef in the family will be in heaven with this gorgeous kitchen featuring cabinetry to the ceilings, tons of quartz countertops, huge pantry, 5 burner gas cooktop stove, and built in wall oven and microwave This home also features 5 generous sized bedrooms, three on the upper level and two in the basement (both with large windows). Put this stunning home on your must see list today!