



GRASSROOTS
REALTY GROUP

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**566 Malahat Green W
Lethbridge, Alberta**

MLS # A2285039



\$574,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,124 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Storage		

Inclusions: Fridge, Stove, OTR Micro, Dishwasher

Welcome to the beautiful Malahat Green in the popular neighbourhood of Garry Station. Located around the corner from the brand new West Coulee Station elementary school and close to middle schools, high schools, shopping and the West Lethbridge YMCA, this is the location and home you've been waiting for! Built by the award winning Janus Homes, this bright bi-level offers the space you need and the high end finishes you've been dreaming about! Both the front porch and back deck are composite decking, so you'll never need to worry about deck maintenance! Inside the show stoppers continue; a modern kitchen with stainless steel appliances, main floor laundry, large bedrooms, bright open basements, lots of storage and on demand hot water. This one needs to be seen in person, come see what makes this new home different than all the rest!