



30 Northlander LANE W
Lethbridge, Alberta

MLS # A2139255



\$649,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,425 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Chandelier, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Fridge, electric cooktop, BI microwave, BI oven, range hood, dishwasher, washer/dryer, garage door opener/remotes, new home warranty

Welcome to your dream home! This custom-built, brand new residence offers unparalleled space and luxury in a prime location near the upcoming school. With up to 6 bedrooms, including a main floor option perfect for a home office or guest suite, this home caters to every need and desire. Enjoy natural lighting in both summer and winter with a south facing backyard. As you step inside, you'll be greeted by a grand entryway with glass railings leading to the second floor, setting the tone for the modern elegance that awaits. High ceilings and abundant natural light create an inviting atmosphere throughout the home, while stone countertops and high-end finishes add a touch of sophistication. The main floor boasts a convenient laundry room with top-of-the-line appliances included, as well as a spacious kitchen/living room combo ideal for entertaining. Downstairs, a separate entrance leads to an unfinished basement with a second laundry area potential, wet bar potential, and ample space for roommates or relatives to have their own living quarters. With 9' walls and large windows, it feels just like being on the main floor. Upstairs, you'll find a versatile family/bonus room flooded with natural light, along with three additional bedrooms and a luxurious primary bedroom oasis. Complete with a walk-in closet, built-in cabinetry, double sink, double shower, and soaker tub, it's the perfect retreat after a long day. This home also offers the convenience of a double insulated/drywalled garage with direct entry into the home. Sod will be done for you, included in your price! Plus, with immediate access and possession available, you could be moving in sooner than you think. Don't miss your chance to own this stunning new home with all the bells and whistles. Schedule a viewing, with the agent of your choice, today and start living the life you've always dreamed of!