



**521 Malahat Green W  
Lethbridge, Alberta**

**MLS # A2139286**



**\$599,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to The Raven by Cedar Ridge Homes. This is an incredibly designed two storey home backing on to green space. The main floor hosts an open floorplan with a spacious foyer with a coat closet, a lovely kitchen with an island, stainless steel appliances, and a great size pantry. The half bath is nicely tucked away from the living area, with a broom closet too. The living room and dining room are at the back of the home with large windows, flooding this whole space with the best natural light. The dining room also provides access to your rear covered deck as well! Up the stairs to the second floor, there is a large bonus room separating two bedrooms from the primary suite. Both bedrooms even have walk in closets! There is a full bathroom conveniently located just off these two bedrooms, and an actual laundry ROOM. You will absolutely love the primary suite and it's amazing ensuite. The ensuite is a fantastic size with double sinks, a walk in shower, and a walk in closet to boot! This home backs on to green space, and is conveniently located just a few steps from a park and playground, and a few minutes walk to the brand new elementary school that is currently under construction and set to open in 2025. Located close to groceries, pharmacies, restaurants, shopping, and so much more. Call your Realtor and come see everything this beautiful home has to offer!