



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**22 Northlander Road W
Lethbridge, Alberta**

MLS # A2175278



\$579,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,342 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Stone Counters		

Inclusions: Fridge, Electric Stove, Range Hood, Microwave, Dishwasher, Kitchen, Window Hardware/Coverings/Blinds Throughout, Washer/Dryer, Bar Fridge, Central AC, HW on Demand, Garage Door Opener w/2 Remotes, Additional Items: Hot Tub/Cover/Chemicals, Pool Table & Accessories. Theatre Room Couch, /End Table/Console/Projector System & Sound system. TV Wall Mounts x 4, TV/Wall Mount, Alarm System. Pergola & Curtains as is/where is.

Open House; October 26th 11am-2pm. Are you looking for a meticulously maintained bungalow on the Westside? Look no further! This delightful home welcomes you with the cutest front covered deck, the perfect spot to escape the wind while cozying up with a book or enjoying quality time with your loved ones by the fireplace. Step inside to discover a bright and airy main floor featuring an inviting open flow. The spacious primary bedroom boasts a lovely 4-piece ensuite, while an additional generously sized bedroom and another 4-piece bathroom offering added convenience. Need an office or a third main floor bedroom? This versatile space is ready to suit your needs! Enjoy plenty of storage, large windows, and the ultimate BONUS of main floor laundry. The expansive kitchen features an oversized island that seamlessly connects to a cozy sitting room, making it perfect for gatherings. The adjoining dining room opens up to a backyard oasis, ideal for entertaining or unwinding. Relax on the back patio or soak in the hot tub nestled under a private pergola! Venture downstairs to discover a rustic yet inviting entertainment space. Picture game nights around the pool table (which stays with the home!), or lounging in the second living room. The big surprise is the theater room, complete with all the equipment you need for epic movie nights, big game days, or Hallmark marathons! Need more bedrooms? Transform the theater room into ANOTHER bedroom to fit your lifestyle & family. With two additional spacious bedrooms and another 4-piece bathroom, this home has it all. Located in Garry Station, you're just minutes away from amenities, walking paths, and schools, with easy access to Bridge Drive and University Drive, making your commute a breeze! Don't hesitate, don't wait! You could be in, unpacked and enjoying your 2024 Christmas in this, I mean

YOUR NEW HOME! Call your agent to book a showing!!