



GRASSROOTS
REALTY GROUP

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**40 Northlander Road W
Lethbridge, Alberta**

MLS # A2208160



\$570,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Interior Lot, Landscaped, Lawn, Paved, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

This stunning 4 bed, 4 bath home in the desirable Garry Station subdivision offers modern style, comfort, and convenience. With a bright, open floorplan and large windows throughout, natural light fills every corner of the home. The modern kitchen features sleek quartz countertops and a walk-through pantry, making it both stylish and functional. The spacious master bedroom is a true retreat, complete with a private ensuite and walk-in closet. A large garage provides plenty of space for vehicles, tools, and extra storage. Located in a prime spot, this home is within walking distance of schools, parks, and amenities, making it perfect for families. With contemporary finishes and a thoughtfully designed layout, this home offers both elegance and practicality. Don't miss your chance to own this incredible property, call your favorite real estate agent today to book a private viewing.