

# \$600,000 - 121 Northlander Bend W, Lethbridge

MLS® #A2234321

## \$600,000

5 Bedroom, 3.00 Bathroom, 1,677 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to this thoughtfully designed, nicely updated bi level that is conveniently located just a 5 minute walk from the brand new elementary school opening this Fall.

Immediately through the front door you'll note the pride of ownership. A large foyer with closet greets you, then up a few stairs and everything you need is on the main floor. There is a great size kitchen with island, freshly painted cabinets, new backsplash, quartz countertops, and a corner pantry too. The living room is also a nice size, and the vaulted ceiling makes it feel even more spacious! You'll love the gas fireplace with beautiful built ins surrounding it, giving the living space a nice higher end feel. Your primary bedroom is on the main floor and features a nice tray ceiling with wood detail, as well as a positively massive walk in closet, and a fabulous ensuite with soaker tub, shower, and huge vanity with double sinks. The laundry room conveniently rounds off this floor. Up just a few stairs, and you have 2 great size bedrooms with huge windows, flooding both spaces with natural light. There is a 4 piece bath on this level as well. The basement is fully finished, with more huge windows throughout, hardly making it feel like a basement at all. The great size family room has room for your whole crew to host game nights, and a wet bar rounds off this space giving it that elevated feel. The bedrooms in this basement are positively massive, and both feature large walk in closets. There's



plenty of storage space down here as well. Outside youâ€™ll love the double attached garage, and that there is additional parking in the back. Bring your chair and enjoy the sunshine on your back deck. You truly canâ€™t beat this location! the new West Coulee Station Elementary K-5 school is a short walk away. Youâ€™re surrounded by walking paths, 2 ponds, 2 playgrounds and parks, and just a quick drive to grocery stores, restaurants, pharmacies, churches, and so much more. Give your REALTORÂ® a call and come see this home before itâ€™s gone!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234321    |
| Price          | \$600,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,677       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 121 Northlander Bend W |
| Subdivision | Garry Station          |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1J 5G6                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Chandelier, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings      |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CL            |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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