

# \$580,000 - 40 Northlander Road W, Lethbridge

MLS® #A2208160

## \$580,000

4 Bedroom, 4.00 Bathroom, 1,646 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

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.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208160  |
| Price          | \$580,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,646     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40 Northlander Road W |
| Subdivision | Garry Station         |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J 5G8               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 5                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters                              |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven |
| Heating           | Forced Air                                                                                                           |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                    |
| Fireplaces        | Gas                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters, Storage                                           |
| Lot Description   | Back Yard, City Lot, Few Trees, Landscaped, Lawn, Paved, Private, Street Lighting, Interior Lot |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Composite Siding, Stone                                                                         |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 2nd, 2025  
Days on Market            46  
Zoning                      R-CL

**Listing Details**

Listing Office              2 PERCENT REALTY

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