

# \$525,000 - 32 Northlander Way W, Lethbridge

MLS® #A2235906

## \$525,000

4 Bedroom, 3.00 Bathroom, 1,699 sqft

Residential on 0.10 Acres

Garry Station, Lethbridge, Alberta

Welcome to this beautifully maintained 3 bedroom plus office, 2.5 bathroom two storey home in the highly sought after Garry Station neighborhood. With excellent curb appeal and a smart, functional layout, this home is perfect for families or those needing dedicated workspace. The main floor features a bright, versatile office at the front of the home ideal for remote work or a home-based business. A convenient half bath is located nearby. The open-concept design connects the kitchen, dining, and living areas, creating a spacious and welcoming atmosphere. The kitchen is equipped with stainless steel appliances, granite countertops, a walk-in pantry, built-in oven and microwave, and stylish finishes throughout. The living room impresses with its soaring 12-foot ceiling and abundant natural light. Upstairs, the primary suite includes a large walk-in closet and a private ensuite with dual sinks. Two additional bedrooms, a full bathroom, and an upper-floor laundry area complete the second level. The wide open, undeveloped basement offers endless potential for future development or storage. Outside, the fully landscaped yard includes a 9' x 14' deck with a gas line for BBQ, underground sprinklers, raised garden beds, and a cozy children's play area beneath the deck. A sump pump provides added peace of mind, and the double garage is ready with a gas hookup for easy heater installation. Located close to parks, walking trails, and daily amenities, this home blends comfort,



flexibility, and thoughtful design.

Built in 2016

### Essential Information

MLS® #	A2235906
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,699
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	32 Northlander Way W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	34
Zoning	R-L

## Listing Details

Listing Office	Initia Real Estate
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