

# \$469,900 - 3, 310 Northlander Bend W, Lethbridge

MLS® #A2230339

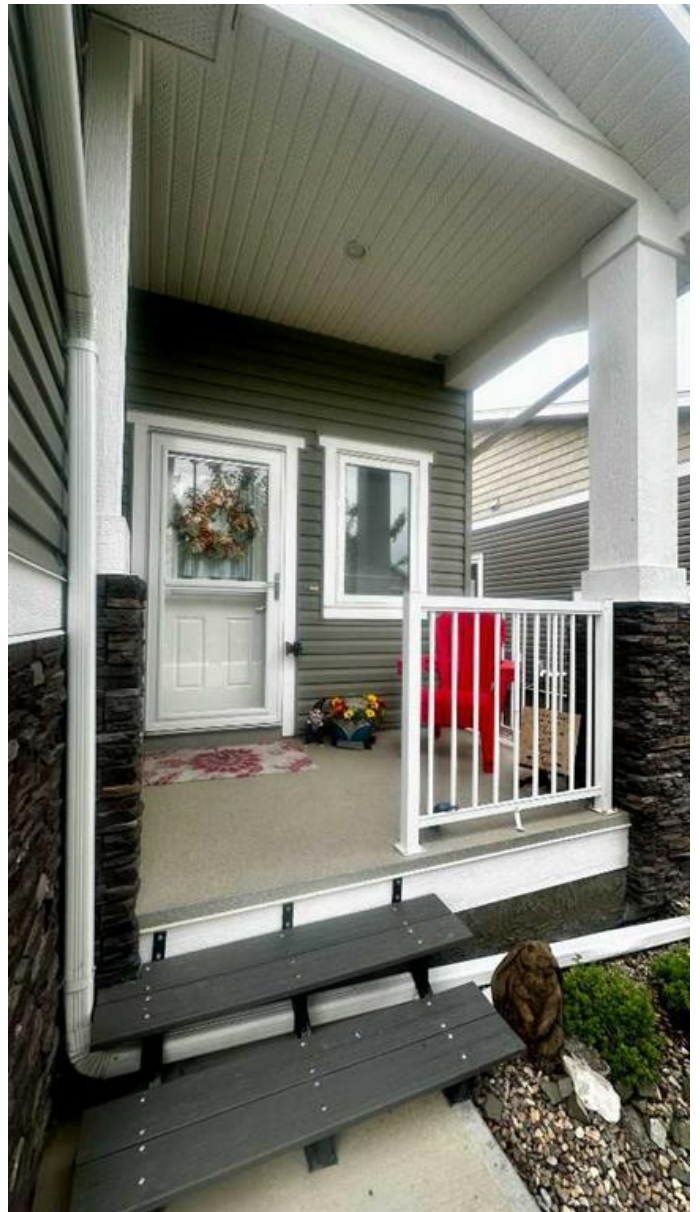
**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.00 Acres

Garry Station, Lethbridge, Alberta

Welcome to Livingston Estates in West Lethbridge! This is a 55+ community that features beautiful bungalows with attached double garages! In this particular unit, you'll see that there are beautiful finishings throughout, and many additional upgrades! There is stunning laminate flooring and flows throughout (no carpet). It has a lovely sided entry way complete with coat closet and added bench with storage. It has an open concept living area, which is great if you'd like to host a dinner party, or keep it small and enjoy the space! The kitchen is beautiful and bright with quartz countertops, pantry, under cabinet lighting, additional pantry cabinet, granite sink, and soft close drawers! The laundry is off the kitchen (with added cabinetry) where you will also find the entrance to the double attached garage. The living room is complete with an electric fireplace with custom hearth & mantel. There is also lots of windows to let the natural light pour in! Off the living room you will find access to your private covered deck. Down the hall you will find a 4 piece bathroom, a 2nd bedroom/office, and the primary suite which is a great sized to fit all your wanted furniture, along with a 3 piece ensuite and walk in closet! The basement is partially developed but is already such a unique, useable space! The garage is also upgraded with epoxy flooring, painted walls, 220 plug, hosebib & custom trim! This is a great unit for someone looking for a bungalow with everything on one level, in a quiet area and you'll never have to



worry about lawn care and snow removal!

Built in 2018

### Essential Information

MLS® #	A2230339
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	3, 310 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	43
Zoning	R-75

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

