

# \$765,000 - 145 Northlander Bend W, Lethbridge

MLS® #A2212772

**\$765,000**

3 Bedroom, 4.00 Bathroom, 2,135 sqft

Residential on 0.13 Acres

Garry Station, Lethbridge, Alberta

Absolutely stunning home backing the pond in Gary Station. With massive windows on all three levels backing onto the pond, your view will always be amazing! Located in the family friendly neighborhood of Gary Station, close to where the new Elementary school is being built. This home is fully loaded with almost every option you can think of, from Gem lights, to solar panels, to a built in dog wash station in the heated 26 x 24 garage, A/C, Central Vac, Underground sprinklers, Hot tub, Wet bar, Coffee bar, gas fireplace, tray ceiling, bonus room, upper floor laundry, decks off the primary bedroom, and the bonus room. This home also features a gorgeous kitchen with a gas range, quartz countertops, walk through butlers pantry with a coffee bar, and tons of cabinetry. The upstairs features a beautiful Primary retreat with its own balcony overlooking the pond, as well as two other generous sized bedrooms and a huge bonus room and upper floor laundry. Downstairs is a walk out basement with a built in wet bar, theatre/media room and an office with floor to ceiling windows. and a full 4 Piece bathroom. (You could change the office into another bedroom if you so choose.) This home will be hard to beat, so once you have seen all the others, make this one your final stop because after viewing this home you won't want to look any further!

Built in 2014



## Essential Information

MLS® #	A2212772
Price	\$765,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,135
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	145 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5G7

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar, Sump Pump(s), Tray Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers, Cul-De-Sac, Gentle Sloping
Roof	Asphalt Shingle, Membrane
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	6
Zoning	R-CL

## Listing Details

Listing Office	Lethbridge Real Estate.com
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