

**40 Northlander Road W  
Lethbridge, Alberta**

**MLS # A2159515**



**\$587,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,195 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Call seller directly

Click brochure link for more details\*\*. Have all the extras. This 5 bedroom, 3.5 bathroom is designed for function and comfort. Both living rooms have gas fire places. There is also a bonus room upstairs. The kitchen has a large walk through pantry, large island with generous work space and upgraded appliances. Laundry is conveniently located on the second floor. The calming master bedroom has an en suite and spacious walk-in closet. Landscaping is easy to maintain with in-ground sprinklers, paving stone patio and composite decking. Finishes are all above builder grade, like hardy board siding, quartz countertops, gas line for BBQ, updated light fixtures and finished heated garage. Located down the street from West Coulee Station Elementary opening in 2025. Also walking distance to Chinook High School, YMCA, Chinook Library, and several parks and trails.