

**1, 298 Northlander Bend W
Lethbridge, Alberta**

MLS # A2194515



\$455,000

Division:	Garry Station		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,080 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 283
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, deep freezer, AC unit, Window coverings, garage door opened with remote

Welcome to this immaculate 55+ bungalow in the up-and-coming neighborhood of Lethbridge! This home features a double attached garage for convenience, along with high-end finishes throughout. The open floor plan and bright interior make this house perfect for entertaining or simply relaxing in peace. Tucked away in a quiet corner of the community, you'll enjoy the tranquility while still being close to shopping and amenities. The perfectly maintained property is truly move-in ready, offering ease and comfort to its new owners. Reach out to your favorite REALTOR® today!