

# **\$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 | 9                |
| Zoning         | R-CL             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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