

# \$545,000 - 32 Northlander Way W, Lethbridge

MLS® #A2235906

## \$545,000

3 Bedroom, 3.00 Bathroom, 1,699 sqft  
Residential on 0.10 Acres

Garry Station, Lethbridge, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5 bathroom, 2 storey home in the sought after Garry Station neighborhood. With excellent curb appeal and a smart, functional layout, this home is perfect for families or home based professionals. At the front of the home, you'll find a dedicated office space with specialized ventilation ideal for nail technicians or similar professions. A convenient half bath is located nearby. The main floor features an open concept design connecting the kitchen, dining, and living areas. The kitchen is equipped with stainless steel appliances, granite countertops, a walk-in pantry, built in oven and microwave, and stylish finishes throughout. The living room showcases a striking 12-foot ceiling that brings in natural light and adds to the spacious feel. Upstairs, the primary suite includes a generous walk-in closet and a private ensuite with dual sinks. Two additional bedrooms, a full bathroom, and an upper-floor laundry area complete the second level. The basement is wide open and undeveloped offering endless possibilities for customization or additional storage. Step outside to a fully landscaped yard featuring a 9' x 14' deck with a gas line for your BBQ, underground sprinklers, garden beds for your green thumb, and a cozy play space for children underneath the deck. The home also includes a sump pump for added protection. The double garage is ready with a gas hookup for easy installation of a heater. Located close to parks, walking trails,



and everyday amenities, this home blends comfort, practicality, and thoughtful design.

Built in 2016

**Essential Information**

MLS® #	A2235906
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,699
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	32 Northlander Way W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S7

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	22
Zoning	R-L

## Listing Details

Listing Office	Initia Real Estate
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