

# \$539,900 - 263 Northlander Bend W, Lethbridge

MLS® #A2249903

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.11 Acres

Garry Station, Lethbridge, Alberta

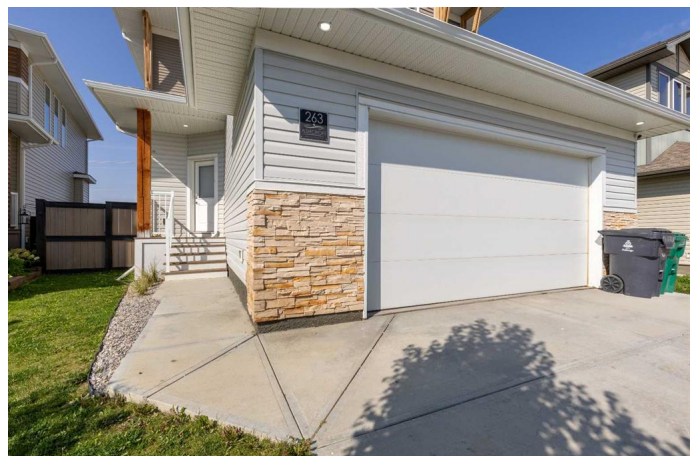
Welcome to your dream home! This well-kept, turn-key property is move-in ready and packed with amazing features! Enjoy the massive back deck and fully fenced backyard with no rear neighboursâ€”perfect for relaxing, entertaining, or a family with active kids or pets! Inside, you'll love the bright, open feel with tons of natural light pouring in through large windows. The kitchen is a showstopper with quartz countertops, stainless steel appliances, a gas range, pantry, and a cozy natural gas fireplace in the nearby living room! A main floor powder room adds convenience for guests, while upstairs, the spacious bonus room is ideal as a playroom, office, or TV space! The large primary bedroom features a luxurious double vanity, walk-in shower, walk-in closet, and plenty of space to unwind! There's tons of potential to finish the basement with one or two more bedrooms, a family room, and another full bathroom! Central air conditioning keeps the home comfortable year-round, and the double attached garage adds even more convenience and storage space. This home truly has it allâ€”just move in and enjoy! Call your REALTORÂ® and book your showing today!

Built in 2017

## Essential Information

MLS® #                      A2249903

Price                        \$539,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,748       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 263 Northlander Bend W |
| Subdivision | Garry Station          |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1J 5N1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Storage                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                     |
|-----------------|---------------------|
| Lot Description | Standard Shaped Lot |
| Roof            | Asphalt Shingle     |
| Construction    | Vinyl Siding        |
| Foundation      | Poured Concrete     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-SL                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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