

# \$509,000 - 96 Northlander Way W, Lethbridge

MLS® #A2230943

## \$509,000

3 Bedroom, 3.00 Bathroom, 1,688 sqft

Residential on 0.11 Acres

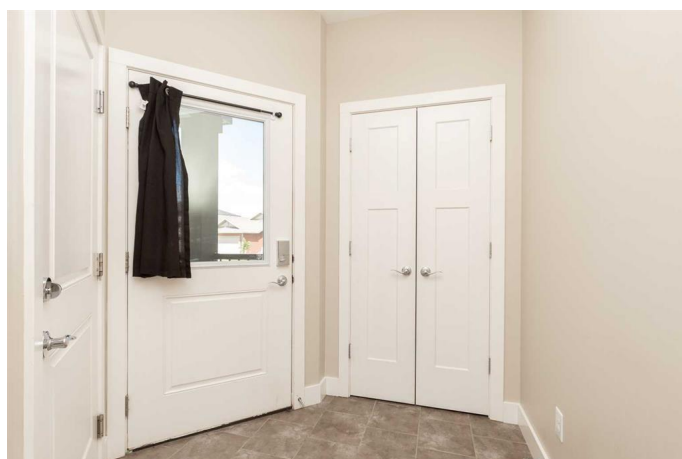
Garry Station, Lethbridge, Alberta

Welcome to your new home in the beautiful community of Garry Station. On a quiet street with a large yard, this home is perfectly located close to schools, shopping and everything you are looking for! Whether you have a growing family or want room for your furry friends, this home will meet your needs. Bright, open and clean, this house has some beautiful unique features that make it one of a kind. The built in wood burning fireplace is something you don't see often, as well as the good size bedrooms, bonus room and laundry room on the 2nd floor. With 3 bedrooms up and room for more to be added in the basement, this house has so much to offer. The basement development has been started, but is waiting for your personal touches to finish it off. Come take a look for yourself, this home is a must see!

Built in 2016

## Essential Information

MLS® #	A2230943
Price	\$509,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,688
Acres	0.11
Year Built	2016



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	96 Northlander Way W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Pantry, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	6

Zoning

R-CL

## **Listing Details**

Listing Office

Lethbridge Real Estate.com

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.