

# **\$464,900 - 3, 310 Northlander Bend W, Lethbridge**

MLS® #A2230339

**\$464,900**

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.00 Acres

Garry Station, Lethbridge, Alberta

Welcome to Livingston Estates in West Lethbridge! This is a 55+ community that features beautiful bungalows with attached double garages! In this particular unit, you'll see that there are beautiful finishings throughout, and many additional upgrades! There is stunning laminate flooring and flows throughout (no carpet). It has a lovely sided entry way complete with coat closet and added bench with storage. It has an open concept living area, which is great if you'd like to host a dinner party, or keep it small and enjoy the space! The kitchen is beautiful and bright with quartz countertops, pantry, under cabinet lighting, additional pantry cabinet, granite sink, and soft close drawers! The laundry is off the kitchen (with added cabinetry) where you will also find the entrance to the double attached garage. The living room is complete with an electric fireplace with custom hearth & mantel. There is also lots of windows to let the natural light pour in! Off the living room you will find access to your private covered deck. Down the hall you will find a 4 piece bathroom, a 2nd bedroom/office, and the primary suite which is a great sized to fit all your wanted furniture, along with a 3 piece ensuite and walk in closet! The basement is partially developed but is already such a unique, useable space! The garage is also upgraded with epoxy flooring, painted walls, 220 plug, hosebib & custom trim! This is a great unit for someone looking for a bungalow with everything on one level, in a quiet area and you'll never have to



worry about lawn care and snow removal!

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2230339               |
| Price          | \$464,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,176                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3, 310 Northlander Bend W |
| Subdivision | Garry Station             |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1J 5T5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Walk-In Closet(s)                               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Fireplace         | Yes                                                                             |

|                 |                             |
|-----------------|-----------------------------|
| # of Fireplaces | 1                           |
| Fireplaces      | Electric                    |
| Has Basement    | Yes                         |
| Basement        | Partially Finished, Partial |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | Front Yard          |
| Roof              | Asphalt Shingle     |
| Construction      | Vinyl Siding, Stone |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 97              |
| Zoning         | R-75            |

## Listing Details

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

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