

\$510,000 - 307 Northlander Bend W, Lethbridge

MLS® #A2226981

\$510,000

3 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.13 Acres

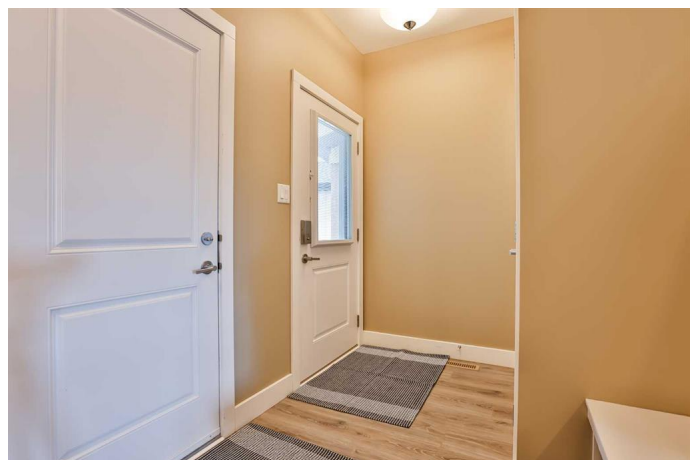
Garry Station, Lethbridge, Alberta

Stunning Ashcroft Home in Garry Station with Upgrades Galore!

Welcome to Garry Station—a vibrant community with two beautiful ponds, manicured parks, new school being built and trail systems, all designed to honour Lethbridge's historic past! Nestled in this picturesque neighbourhood is your stunning Ashcroft home, complete with upgraded Hardi-plank siding for durability and style.

Step inside this spacious 3-bedroom, 3-bathroom home and discover a bonus room that enhances the popular floor plan. The oversized 24x24 garage and deep 135 ft lot with RV parking(fits a 33ft trailer) with RV power plug and alley access provide plenty of space and flexibility—maybe even room for a second garage!

This home is packed with extras: enjoy the comfort of air conditioning, a cozy fireplace, underground sprinklers, and a massive rear deck perfect for entertaining. The second-floor laundry adds convenience, while the primary bedroom includes a luxurious ensuite and walk-in closet. The kitchen is a chef's dream with Quartz countertops, a large pantry, a 5 ft double door fridge/freezer, a Bertazonni 5-burner gas stove, wall oven, microwave, and dishwasher—all ready to go, along with the washer and dryer. You will even notice 4 surveillance cameras and the cool hockey rink



in the basement with synthetic ice you can skate on!

With every bell and whistle included, this gorgeous Garry Station home is ready for you to move in and enjoy. Don't miss out! schedule your viewing today!

Built in 2017

Essential Information

MLS® #	A2226981
Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	307 Northlander Bend W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5N1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated, Oversized, RV Access/Parking, See Remarks
# of Garages	2

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, 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	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	R-SL

Listing Details

Listing Office	Grassroots Realty Group
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