

# \$639,900 - 542 Malahat Green W, Lethbridge

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MLS® #A2227616

**\$639,900**

3 Bedroom, 3.00 Bathroom, 2,019 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to The Orion by Cedar Ridge Homes - the perfect home designed with families in mind. The main floor features a spacious foyer, the mudroom of your dreams, and an open concept living space complete with a dreamy kitchen with island and great size pantry, spacious living room with a gas fireplace, and a dining area with windows for days! The half bath is nicely tucked away off your main living area. Up to the second floor, which is so well designed with the bonus room right at the top of the stairs, dividing the two bedrooms from your gorgeous primary oasis. You won't believe the ensuite! It's stunning with a free standing tub, custom walk in shower, a water closet, and double sinks. The walk in closet is also an incredible size, and has a window to keep things bright and fresh. Another full 4 piece bath and a laundry room finish off this floor. The basement is open for future development and for you to put your own spin on! Outside you will love the covered deck, and the double car garage. Located in Garry Station where the new elementary school will open in the Fall, with parks, a pond, walking paths, and super close to groceries, pharmacies, restaurants, and so much more! Give your REALTOR® a call and come see this dreamy family home!



Built in 2025

## Essential Information

MLS® #	A2227616
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,019
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	542 Malahat Green W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	55
Zoning	R-CL

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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