

# \$575,000 - 39 Montrose Way W, Lethbridge

MLS® #A2200236

**\$575,000**

5 Bedroom, 4.00 Bathroom, 1,558 sqft

Residential on 0.09 Acres

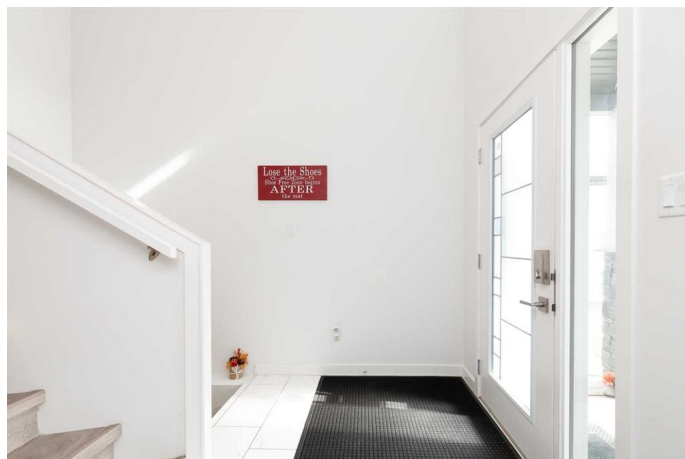
Garry Station, Lethbridge, Alberta

Located on a quiet street in the beautiful neighbourhood of Garry Station, this spacious bi-level boasts elegant modern finishes and an open floorplan that is sure to please! As you walk into the home you are greeted by a grand staircase with glass details. The main floor includes a large kitchen and dining room leading to the attached deck on the back of the house. The living room with gas fireplace gives plenty of space for life and entertainment. With 2 bedrooms on the main floor, the master suite above the garage and 2 more bedrooms in the basement, you have plenty of room for a growing family. The basement bar with full size fridge offers endless possibilities for utilizing the basement. There are so many great features, you need to see it for yourself! Don't wait, check it out today!

Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200236    |
| Price          | \$575,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,558       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 39 Montrose Way W |
| Subdivision | Garry Station     |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1J 5T1           |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, 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        | Gas, Mantle, Stone                       |
| Has Basement      | Yes                                      |
| Basement          | Finished, Full                           |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard, Storage             |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding               |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 132             |
| Zoning         | R-SL            |

**Listing Details**

Listing Office                      Lethbridge Real Estate.com

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