

\$525,000 - 32 Northlander Way W, Lethbridge

MLS® #A2235906

\$525,000

4 Bedroom, 3.00 Bathroom, 1,699 sqft

Residential on 0.10 Acres

Garry Station, Lethbridge, Alberta

Welcome to this beautifully maintained 3 bedroom plus office, 2.5 bathroom two storey home in the highly sought after Garry Station neighborhood. With excellent curb appeal and a smart, functional layout, this home is perfect for families or those needing dedicated workspace. The main floor features a bright, versatile office at the front of the home ideal for remote work or a home-based business. A convenient half bath is located nearby. The open-concept design connects the kitchen, dining, and living areas, creating a spacious and welcoming atmosphere. The kitchen is equipped with stainless steel appliances, granite countertops, a walk-in pantry, built-in oven and microwave, and stylish finishes throughout. The living room impresses with its soaring 12-foot ceiling and abundant natural light. Upstairs, the primary suite includes a large walk-in closet and a private ensuite with dual sinks. Two additional bedrooms, a full bathroom, and an upper-floor laundry area complete the second level. The wide open, undeveloped basement offers endless potential for future development or storage. Outside, the fully landscaped yard includes a 9' x 14' deck with a gas line for BBQ, underground sprinklers, raised garden beds, and a cozy children's play area beneath the deck. A sump pump provides added peace of mind, and the double garage is ready with a gas hookup for easy heater installation. Located close to parks, walking trails, and daily amenities, this home blends comfort,



flexibility, and thoughtful design.

Built in 2016

Essential Information

MLS® #	A2235906
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,699
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Northlander Way W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	42
Zoning	R-L

Listing Details

Listing Office	Initia Real Estate
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.