

# \$609,900 - 517 Malahat Green W, Lethbridge

MLS® #A2196482

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,842 sqft  
Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to the Avery! NEW DESIGN By Avonlea Homes. BACKING ONTO PARK AND PLAYGROUND in Garry Station. This stunning property features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Basement is undeveloped but set up for Family room, bedroom and another full bathroom. You will also enjoy the large double garage and your family will enjoy the large back yard. Home is virtually Staged. NHW.



Built in 2024

## Essential Information

MLS® #	A2196482
Price	\$609,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,842
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	517 Malahat Green W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5W4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

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

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	18
Zoning	RCL

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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