

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

MLS® #A2200236

## \$575,000

5 Bedroom, 4.00 Bathroom, 1,558 sqft  
Residential on 0.09 Acres

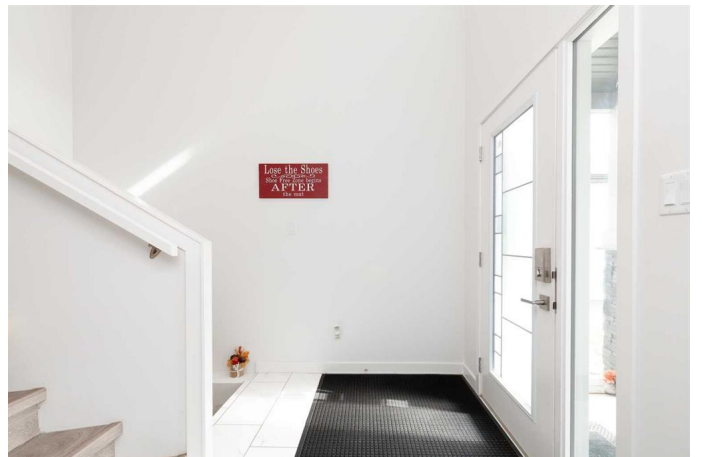
Garry Station, Lethbridge, Alberta

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	43
Zoning	R-SL

## Listing Details

Listing Office            Lethbridge Real Estate.com

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.