

\$465,000 - 632 Aquitania Boulevard W, Lethbridge

MLS® #A2096801

\$465,000

5 Bedroom, 4.00 Bathroom, 1,213 sqft
Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Introducing this very functional legally suited bungalow that offers a fantastic opportunity to have someone else contribute to your mortgage. The upper floor boasts three bedrooms, two bathrooms, and a spacious walk-in closet in the primary bedroom. With 9-foot ceilings, laminate, tile, and carpet flooring, this home exudes a modern and comfortable feel. The kitchen is a true highlight, featuring quartz countertops, stainless steel appliances, and beautiful light cabinets. Ample storage is available throughout the unit, and parking is convenient with a single parking pad in the front and a double parking pad in the back. Built in 2015, this home has the modern finishingâ€™s without the price tag!

As you venture downstairs, you'll find a completely separate entrance leading to the basement, ensuring privacy for both the homeowner and basement tenant. The basement comprises two bedrooms, two bathrooms, and large windows that bring in plenty of natural light, making it feel far from your typical basement. Additionally, there is in-suite laundry and ample storage, which is always a bonus for rental properties. Since it is a legal suite, the home is equipped with two furnaces and two 75-gallon electric hot water tanks. These utilities are all on one service to avoid separate administrative fees, providing cost savings.



Situated in the desirable Garry Station neighborhood on the west side of Lethbridge, this home offers convenience and a welcoming community. Don't miss out on this incredible opportunity! Reach out to your preferred real estate agent today and schedule a private showing before this property is gone.

Built in 2015

Essential Information

MLS® #	A2096801
Price	\$465,000
Sold Price	\$455,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,213
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	632 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5G5

Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Front Drive, Off Street, Parking Pad, Rear Drive

Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Suite, Walk-Out

Exterior

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

Additional Information

Date Listed	December 7th, 2023
Date Sold	January 6th, 2024
Days on Market	30
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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