# \$399,900 - 328 Aquitania Boulevard W, Lethbridge

MLS® #A2109667

## \$399,900

2 Bedroom, 2.00 Bathroom, 1,004 sqft Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Avonlea built the "Derby" WITH BASEMENT ENTRANCE, ONLY STEPS AWAY FROM PLAY GROUND. As you enter you are greeted with a bench seat and adjacent closet. The main level hosts an open concept design between the living room and kitchen with two bedrooms placed privately on the opposite side. The kitchen boasts a center island, corner pantry, and skylight overhead! . Basement is set-up for 2 more bedrooms down, bath and family room. Garry Station is a vision of the old and the new based on a blend of Lethbridge's historic High Level Bridge and a contemporary view reflecting today's values of creative opportunities for changing lifestyles, sustainability and design principles that promote well being. Home is virtually staged. New Home Warranty.

Built in 2023

#### **Essential Information**

MLS® # A2109667
Price \$399,900
Sold Price \$404,900

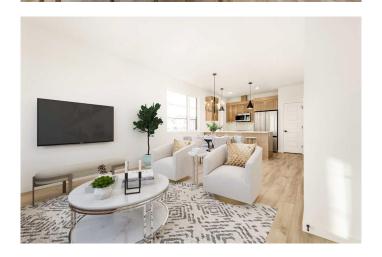
Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,004 Acres 0.09

Year Built 2023







Type Residential
Sub-Type Detached
Style Bi-Level
Status Sold

# **Community Information**

Address 328 Aquitania Boulevard W

T1J 5T4

Subdivision Garry Station

City Lethbridge
County Lethbridge
Province Alberta

### **Amenities**

Postal Code

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 2nd, 2024
Date Sold May 29th, 2024

Days on Market 57
Zoning RM
HOA Fees 0.00

# **Listing Details**

# Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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