

# \$435,000 - 475 Aquitania Boulevard W, Lethbridge

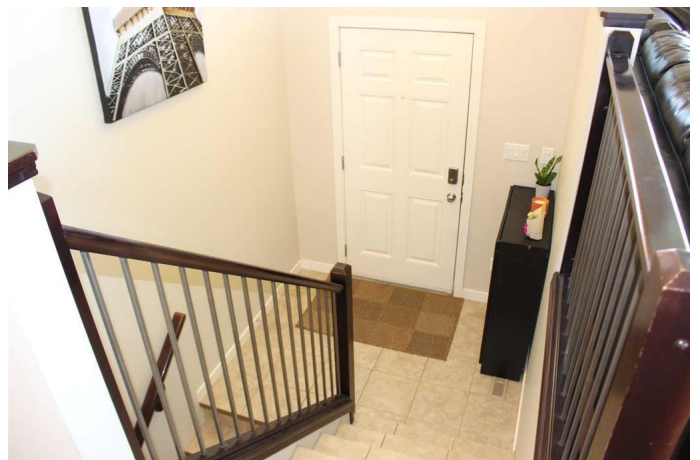
MLS® #A2131628

**\$435,000**

4 Bedroom, 3.00 Bathroom, 1,010 sqft  
Residential on 0.10 Acres

Garry Station, Lethbridge, Alberta

Your new home in Garry Station is ready to welcome you with an abundance of bright natural light and a prime location. The back deck and main floor windows provide a stunning view of the prairies and the Rocky Mountains. Enjoy the sunsets and the soothing sounds of nature from the comfort of your own home. This prime location in Garry Station situates you steps away from walking paths, parks and ponds. Also, only steps away is Buffalo Grace Manor and a new elementary school for the littles. This home is well laid out, with a 4 piece main bath, and 2 bedrooms upstairs. The primary bedroom has a large 3 piece ensuite and spacious walk in closet. The open and bright kitchen and living area is perfect for family dinners and hosting large gatherings. Downstairs you will find another 2 bedrooms and a sprawling family room, perfect for family movie nights. In the oversized detached garage you will not only find enough room for 2 vehicles, but also a large loft for all of your storage needs. This home has been immaculately kept and cared for over the years, with brand new flooring in the main living area as of 2024. Don't miss your chance to call this amazing home yours.



Built in 2012

## Essential Information

MLS® #	A2131628
Price	\$435,000
Sold Price	\$430,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,010
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

### **Community Information**

Address	475 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T0K 1V0

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Interior Features	Built-in Features, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Landscaped

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

### **Additional Information**

Date Listed	May 14th, 2024
Date Sold	May 21st, 2024
Days on Market	7
Zoning	R-CL
HOA Fees	0.00

### **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)

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