

\$414,900 - 324 Aquitania Boulevard W, Lethbridge

MLS® #A2199114

\$414,900

2 Bedroom, 2.00 Bathroom, 1,023 sqft
Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to 324 Aquitania Boulevard West! Located in the beautiful Garry Station subdivision, the Solaris model by Cedar Ridge Homes is an ultra-functional bi-level that has plenty to offer. Featuring two bedrooms on the main level (including a great Primary Bedroom with a walk-in closet and three-piece ensuite) another full bath, and a spacious kitchen with a big, quartz topped island. This is an open concept plan, and the spacious living room, dining room, and kitchen are perfect for entertaining. The main floor has recently had blinds installed as well. The lower level is ready for development and could feature two more bedrooms, a family room and another full bath. You will find the washer and dryer are already here! Outside you will find a nice deck to enjoy this beautiful weather, and a double parking pad as well. Garry Station is a great community with many parks and ponds, located just a couple minutes from schools, groceries, the YMCA rec center, the new elementary school that is currently under construction to be completed in 2025, and so much more! Give you REALTOR® a call and come see this great home!

Built in 2024

Essential Information

MLS® #	A2199114
Price	\$414,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	324 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2025
Days on Market	10
Zoning	R-M

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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