



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**604 Aquitania Boulevard W  
Lethbridge, Alberta**

**MLS # A2225583**



**\$550,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters, Vinyl Windows		

**Inclusions:** On Demand - Hot water tank

Exceptional Home with Legal Suite and Garage - Ideal for Investors looking to expand the portfolio! This property offers a fantastic opportunity with separate utilities, laundry facilities, 2 bedrooms on each floor, and all appliances included. Enjoy a rental income of \$2,800 per month, along with the convenience of rear double parking accessible from a paved alley. The exterior requires minimal maintenance with the Hardi siding, and you'll stay comfortable year-round with central A/C, two furnaces, and two hot water on-demand tanks. The neighborhood boasts nearby schools, parks, lakes, shopping, restaurants, and more. Don't miss out!