



**328 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2302740



\$425,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,005 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Sump Pump(s)		

Inclusions: NA

This like-new bi-level detached home in Garry Station offers a great opportunity to enjoy modern living in a growing neighborhood. The main floor features 1,004.89 sq ft of developed space with a bright layout that includes a living room, dining area, and kitchen—ideal for everyday living and time with family and friends. The kitchen offers a corner pantry and island for added function and storage. This property is fully landscaped and includes central A/C for added comfort. Step outside to enjoy the fully fenced backyard, all set on a corner lot with off-street parking at the back. There is also a separate entry, providing options for future development. With 2 bedrooms and 2 full bathrooms upstairs, this home is a great fit for buyers looking for a newer property with room to grow. The basement offers an additional 833.55 sq ft of future development potential to make it your own. Located close to parks, green spaces, walking paths, and amenities, this could be the home you have been waiting for.