



**324 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2199114



\$414,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Dishwasher, Refrigerator, Stove, Washer and Dryer, Blinds

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!