

# \$569,900 - 636 Aquitania Boulevard W, Lethbridge

MLS® #A2218706

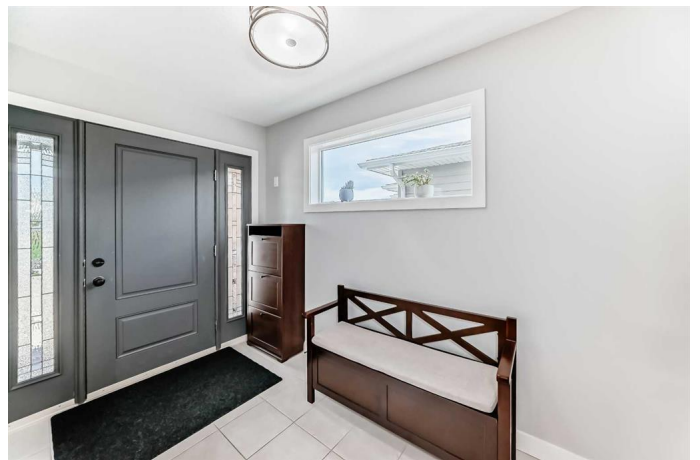
**\$569,900**

3 Bedroom, 3.00 Bathroom, 2,150 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Spacious Family Home in Garry Station – Incredible Value! Welcome to The Myadale by Greenwood Homes – a thoughtfully designed two-storey home that offers a refreshing break from the typical layout. Boasting 2,138 sq. ft. above grade, this property features 3 generous bedrooms, 2.5 bathrooms, and a bright, open-concept main floor ideal for modern living. The kitchen is a showstopper, complete with white maple cabinetry, granite countertops, stainless steel appliances, and direct access to a rear deck – perfect for summer BBQs and entertaining. Enjoy stylish finishes like hand-scraped designer laminate flooring and a wide in-line staircase that makes moving furniture a breeze. Upstairs, the spacious primary suite includes a 5-piece ensuite and a walk-in closet. A convenient upper-level laundry room adds everyday practicality. The unfinished basement offers endless potential – builder quotes available, and the layout is suitable for a future suite with an addition of a forced walk-out. Additional highlights include: Central A/C, central vacuum, and humidifier. Permanent outdoor Gemstone lighting with a lifetime subscription – great for holiday decorating. Rear lane access with a garage-ready double parking pad, plus a front double parking pad. At this price point, this is one of Garry Station’s best values for a family-sized home. Don’t miss your chance to own this meticulously kept, move-in-ready with room to grow! Note: Home furnishings available for



separate purchase. Inquire for pricing and details.

Built in 2015

### **Essential Information**

MLS® #	A2218706
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,150
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	636 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5G5

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	2
Zoning	R-M

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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