

\$527,000 - 636 Aquitania Boulevard W, Lethbridge

MLS® #A2218706

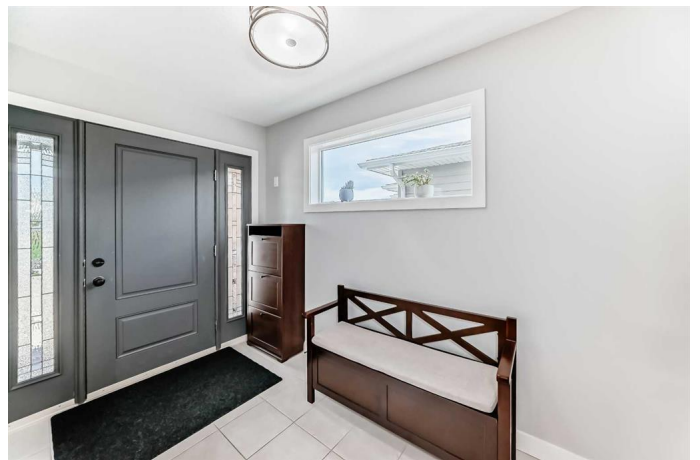
\$527,000

3 Bedroom, 3.00 Bathroom, 2,150 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

This is the one youâ€™ve been waiting for! Meticulously maintained by the original owner, this beautiful two-storey homeâ€”The Myadale by Greenwood Homesâ€”offers the perfect blend of space, style, and future potential, all in a family-friendly neighborhood just a short distance from Garry Station Elementary School. With 2,138 sq. ft. above grade, the home features 3 large bedrooms, 2.5 bathrooms, and a bright open-concept main floor designed for modern living. The stunning kitchen showcases white maple cabinetry, granite countertops, stainless steel appliances, and direct access to the rear deckâ€”ideal for summer BBQs and outdoor entertaining. A wide, in-line staircase to the second level makes moving furnishings effortless, and adds to the home's thoughtful design. Upstairs, the primary suite is a true retreat with a spacious 5-piece ensuite and walk-in closet, while a full upper-level laundry room brings added everyday convenience. The basement is already framed and ready for your finishing touches, with plenty of potentialâ€”including a layout that supports a future suite with a forced walk-out (builder quotes available). Outside, enjoy two double parking padsâ€”one at the front, and one in the back thatâ€™s garage-ready with rear lane access. Bonus features include central A/C, central vacuum, humidifier, and permanent Gemstone outdoor lighting with a lifetime subscriptionâ€”perfect for year-round curb appeal and holiday decor. Immaculate, move-in ready, and priced below



replacement value, this one-owner home is one of Garry Station's best finds for a growing family. Optional: Home furnishings available for separate purchase. Inquire for details.

Built in 2015

Essential Information

MLS® #	A2218706
Price	\$527,000
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	Driveway, Off Street, Parking Pad, Concrete Driveway

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters,
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	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Double Vanity
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	95
Zoning	R-M

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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