

# \$540,000 - 673 Aquitania Boulevard W, Lethbridge

MLS® #A2240913

**\$540,000**

4 Bedroom, 4.00 Bathroom, 1,585 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Introducing The Kohen: A Masterpiece of Family Living by Avonlea Homes.

Step into the epitome of modern family living with The Kohen, thoughtfully designed single-family model by Avonlea Homes â€” a beautifully designed two-story detached home that blends comfort, style, and exceptional value. This spacious home features:

3 bedrooms + bonus room upstairs, including a primary suite with a walk-in closet.

Fully developed basement with a large family room, a fourth bedroom, and a bathroom that's nearly finished

Central A/C and ceiling fans for year-round comfort.

Modern kitchen with stainless steel appliances and a large central island â€” ideal for family gatherings

Main floor laundry for added convenience.

Two-car attached garage and a large welcoming entryway

Step outside to a generously sized backyard perfect for kids, pets, and summer barbecues.

Located in the desirable Garry Station subdivision, youâ€™ll enjoy peace and quiet while staying close to parks, schools, shopping, and more â€” all just minutes away.

Whether you're upsizing, relocating, or searching for that "forever home," The Kohen checks all the boxes. Donâ€™t miss your chance to own this thoughtfully designed home at an unbeatable price. Contact your favorite REALTOR® today to schedule a showing!



Built in 2019

## Essential Information

MLS® #	A2240913
Price	\$540,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	673 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5N4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	56
Zoning	R-SL

**Listing Details**

Listing Office	Maxwell Devonshire Realty
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