

\$775,000 - 541 Aquitania Boulevard W, Lethbridge

MLS® #A2213022

\$775,000

6 Bedroom, 4.00 Bathroom, 2,796 sqft
Residential on 0.10 Acres

Garry Station, Lethbridge, Alberta

Welcome to your dream family home in the highly sought-after Garry Station community—where comfort, space, and style come together beautifully! This impressive six-bedroom, three and a half bathroom home offers a thoughtful layout perfect for growing families or multigenerational living. From the moment you step through the oversized front entrance, you'll be struck by the bright, open-concept design, highlighted by an abundance of natural light and a warm, welcoming atmosphere. The heart of the home is the stunning kitchen, featuring granite countertops, stainless steel appliances, a gas range, and a truly MASSIVE island that provides ample prep space and extra seating—perfect for family meals or entertaining guests! Updated in the kitchen include a new sink faucet, new dishwasher, and a filtered drinking water tap! The spacious living and dining areas flow seamlessly together, creating a functional and inviting space for everyday living. Upstairs, the primary suite is a true retreat, offering a tray ceiling, a luxurious ensuite with a jetted tub, double vanity, and a generous walk-in closet. Two natural gas fireplaces provide cozy ambiance throughout the home, while a hardwired speaker system adds the perfect finishing touch for music or entertaining. Step outside and you'll find even more to love! A heated double attached garage, covered front porch, additional RV/off-street parking, and beautifully raised garden beds in the front yard



add both charm and functionality. There is a full other lot next door that comes with this home included in the price! Best of all, enjoy the peace and beauty of a gorgeous pond right behind the homeâ€”your own private oasis. This home has a non-approved suite in the walk out basement, perfect for family, friends, or other tenants to help offset monthly mortgage costs and make this home an incredibly affordable place for you and your large family to enjoy! Central air conditioning and a new hot water on demand system round out the incredible features of this property! Located in an up-and-coming neighborhood near walking paths, the YMCA, shopping, churches, and busing. And perhaps most exciting? A brand new elementary school opening later this yearâ€”just a 2-minute walk away! This is more than a home, itâ€™s a lifestyle!! Donâ€™t miss your chance to own this exceptional propertyâ€”contact your REALTOR® today to book a private showing!

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213022 |
| Price | \$775,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,796 |
| Acres | 0.10 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 541 Aquitania Boulevard W |
| Subdivision | Garry Station |
| City | Lethbridge |
| County | Lethbridge |
| Province | Alberta |
| Postal Code | T1J 5G7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Kitchen Island, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Storage |
| Lot Description | Landscaped, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 4 |
| Zoning | R-CL |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.