

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

MLS® #A2218706

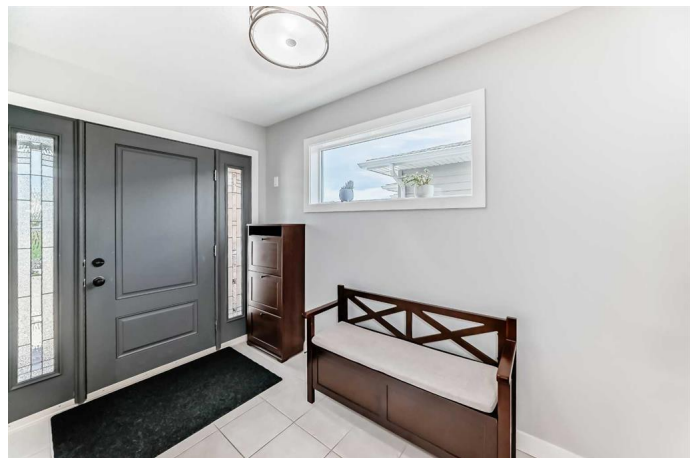
\$527,000

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 | Electricity Available, Cable Available, Natural Gas Available, Phone Available |
| Parking Spaces | 2 |
| Parking | Off Street, Concrete Driveway, Driveway, 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, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Recessed Lighting |
| 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, Standard Shaped Lot, Level |
| Roof | Asphalt Shingle |
| Construction | Mixed, Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 76 |
| Zoning | R-M |

Listing Details

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| Listing Office | Century 21 Foothills South Real Estate |
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