$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

Enjoy over 3,700 sqft of beautifully developed living space on nearly 9,000 sqft of land-backing onto a peaceful pond with only one neighbor. 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 seatingâ€"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 youâ€™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 home—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 year—just a 2-minute walk away! This is more than a home, it's a lifestyle!! Don't miss your chance to own this exceptional property—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	19
Zoning	R-CL

Listing Details

Listing Office	Grassroots Realty Group