

# \$550,000 - 604 Aquitania Boulevard W, Lethbridge

MLS® #A2225583

**\$550,000**

4 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.09 Acres

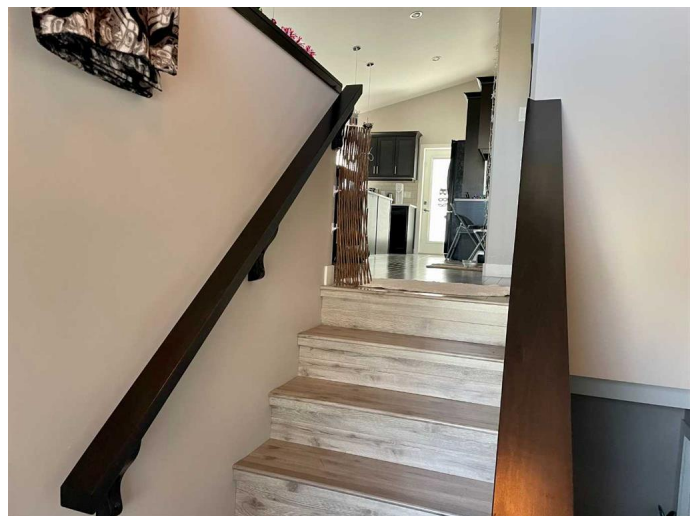
Garry Station, Lethbridge, Alberta

Exceptional Home with Legal Suite and Garage - Ideal for Investors looking to expand the portfolio! This property offers a fantastic opportunity with separate utilities, laundry facilities, 2 bedrooms on each floor, and all appliances included. Enjoy a rental income of \$2,800 per month, along with the convenience of rear double parking accessible from a paved alley. The exterior requires minimal maintenance with the Hardi siding, and you'll stay comfortable year-round with central A/C, two furnaces, and two hot water on-demand tanks. The neighborhood boasts nearby schools, parks, lakes, shopping, restaurants, and more. Don't miss out!

Built in 2015

## Essential Information

MLS® #	A2225583
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active



## Community Information

Address	604 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5G5

## Amenities

Parking Spaces	3
Parking	Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Manufactured Floor Joist, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	46
Zoning	R-M

## Listing Details

Listing Office	2 PERCENT REALTY
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