

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

MLS® #A2225583

\$550,000

4 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.09 Acres

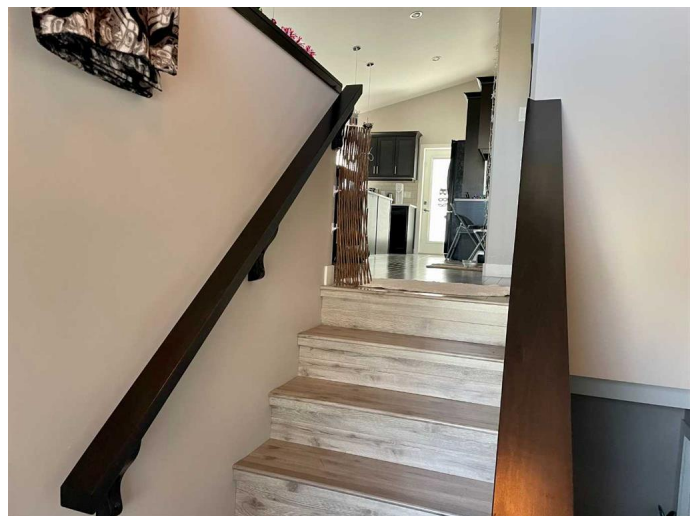
Garry Station, Lethbridge, Alberta

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 | 24 |
| Zoning | R-M |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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