

\$569,900 - 636 Aquitania Boulevard W, Lethbridge

MLS® #A2218706

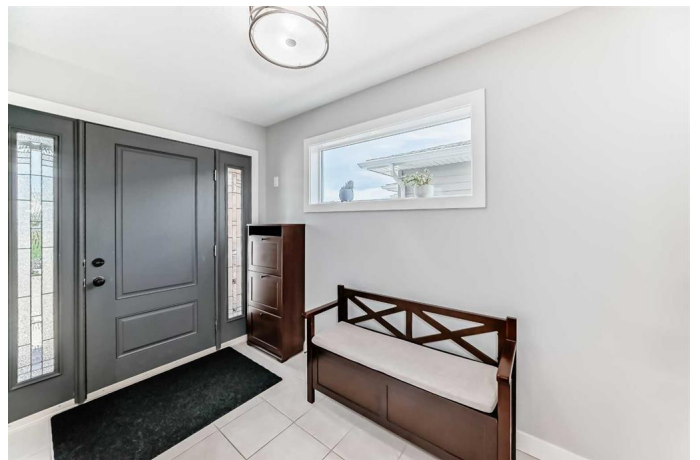
\$569,900

3 Bedroom, 3.00 Bathroom, 2,150 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Spacious Family Home in Garry Station â€“ Incredible Value! Welcome to The Myadale by Greenwood Homesâ€”a thoughtfully designed two-storey home that offers a refreshing break from the typical layout. Boasting 2,138 sq. ft. above grade, this property features 3 generous bedrooms, 2.5 bathrooms, and a bright, open-concept main floor ideal for modern living. The kitchen is a showstopper, complete with white maple cabinetry, granite countertops, stainless steel appliances, and direct access to a rear deckâ€”perfect for summer BBQs and entertaining. Enjoy stylish finishes like hand-scraped designer laminate flooring and a wide in-line staircase that makes moving furniture a breeze. Upstairs, the spacious primary suite includes a 5-piece ensuite and a walk-in closet. A convenient upper-level laundry room adds everyday practicality. The unfinished basement offers endless potentialâ€”builder quotes available, and the layout is suitable for a future suite with an addition of a forced walk-out. Additional highlights include: Central A/C, central vacuum, and humidifier. Permanent outdoor Gemstone lighting with a lifetime subscriptionâ€”great for holiday decorating. Rear lane access with a garage-ready double parking pad, plus a front double parking pad. At this price point, this is one of Garry Stationâ€™s best values for a family-sized home. Donâ€™t miss your chance to own this meticulously kept, move-in-ready with room to grow! Note: Home furnishings available for



separate purchase. Inquire for pricing and details.

Built in 2015

Essential Information

MLS® #	A2218706
Price	\$569,900
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	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Off Street, 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, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
-------------------	--

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, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2025
Days on Market	4
Zoning	R-M

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

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.