# \$529,000 - 673 Aquitania Boulevard W, Lethbridge

MLS® #A2240913

## \$529,000

4 Bedroom, 4.00 Bathroom, 1,585 sqft Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Introducing The Kohen: A Masterpiece of Family Living by Avonlea Homes.

Step into the epitome of modern family living with The Kohen, thoughtfully designed single-family model by Avonlea Homes – a beautifully designed two-story detached home that blends comfort, style, and exceptional value. This spacious home features:

3 bedrooms + bonus room upstairs, including a primary suite with a walk-in closet.

Fully developed basement with a large family room, a fourth bedroom, and a bathroom that's nearly finished

Central A/C and ceiling fans for year-round comfort.

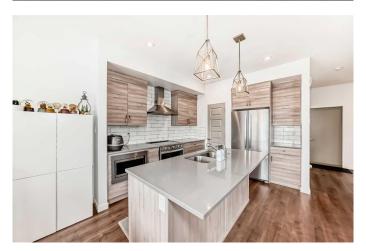
Modern kitchen with stainless steel appliances and a large central island â€" ideal for family gatherings

Main floor laundry for added convenience. Two-car attached garage and a large welcoming entryway

Step outside to a generously sized backyard perfect for kids, pets, and summer barbecues. Located in the desirable Garry Station subdivision, you'II enjoy peace and quiet while staying close to parks, schools, shopping, and more â€" all just minutes away. Whether you're upsizing, relocating, or searching for that "forever home," The Kohen checks all the boxes. Don't miss your chance to own this thoughtfully designed home at an unbeatable price. Contact your favorite REALTOR® today to schedule a showing!







## **Essential Information**

MLS® # A2240913 Price \$529,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,585 Acres 0.09 Year Built 2019

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 673 Aquitania Boulevard W

Subdivision Garry Station
City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1J 5N4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Off Street

# of Garages 2

#### Interior

Interior Features Open Floorplan, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Partial

## **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Landscaped, Lawn, Level, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 18th, 2025

Days on Market 109
Zoning R-SL

## **Listing Details**

Listing Office Maxwell Devonshire Realty

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.