

\$545,000 - 612 Aquitania Boulevard W, Lethbridge

MLS® #A2252096

\$545,000

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Step into this stunning 2015 Stranville-built home, proudly carrying the Mike Holmes Approved standard of quality. Thoughtfully designed and fully finished, this LEGALLY suited property offers modern style, comfort, and investment potential.

Inside, youâ€™re welcomed by high ceilings and an open-concept main floor featuring a gorgeous kitchen with Adora soft-close cabinets, granite counter-tops, \$10,000 in custom cabinet upgrades and hard-wired under-cabinet lighting that adds both function and elegance. The main floor has a wonderful layout that balances everyday comfort with space to entertain.

Downstairs, you will be welcomed with the bright and spacious LEGAL basement suite. Featuring 2 bedrooms, 1 bathroom, a modern kitchen and large windows that bring in plenty of natural light. An excellent mortgage helper or private living space. Did we mention there is a double attached garage, that is fully insulated and painted and there is also a rear parking pad, providing even more convenience, plenty of parking and privacy. Combining style, function, and quality, this home is a rare find for those seeking comfort and/or investment potential!

Built in 2015

Essential Information



MLS® #	A2252096
Price	\$545,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	612 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5G5

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	3
Zoning	R-M

Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.