

\$614,999 - 668 Aquitania Boulevard W, Lethbridge

MLS® #A2245181

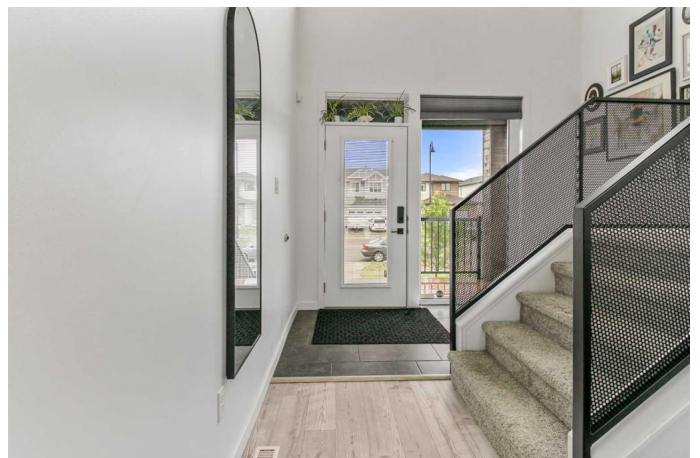
\$614,999

4 Bedroom, 4.00 Bathroom, 1,935 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Situated in desirable Garry Station, just steps from the brand-new Kß5 elementary school, this home seamlessly blends modern sophistication with bold design and everyday functionality. From the moment you walk in, youßre welcomed by soaring ceilings and a striking floor-to-ceiling tiled feature wall with a sleek gas fireplaceßcreating an elegant focal point in the open-concept living and kitchen area. Expansive windows flood the main floor with natural light, complete with remote-controlled blinds and an uninterrupted viewßno rear neighbours, just privacy and peace. The kitchen is a true showpiece with a built-in wall oven, integrated refrigerator, gas cooktop, and an oversized island that flows effortlessly into the dining areaßperfect for everyday living or stylish entertaining. Also on the main floor, enjoy the convenience of a half bath, main-floor laundry, and a well-designed mudroom with plenty of storage just off the attached garage. Downstairs, the fully finished basement continues the homeßs modern aesthetic with a spacious second living room, a large bedroom, and a beautifully finished bathroom with a tiled walk-in shower. Upstairs, the industrial-style railing guides you to a bright bonus living space, two additional bedrooms, and a beautifully designed 4-piece bathroom. At the end of the hall, the primary suite offers a luxurious retreat with floor-to-ceiling windows and a thoughtfully placed feature window. The ensuite includes a double vanity, walk-in tile shower, and a



walk-in closet that checks every box. As a bonus, the custom bedframes in both the primary and secondary bedrooms stayâ€”perfectly complementing the homeâ€™s curated style. Contact your REALTORÂ® to book a private showing today!

Built in 2017

Essential Information

MLS® #	A2245181
Price	\$614,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,935
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	668 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5N4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage,
-------------------	--

	Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	75
Zoning	R-SL

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.