

# \$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 â€” 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, youâ€™ll 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. Donâ€™t miss your chance to own this thoughtfully designed home at an unbeatable price. Contact your favorite REALTOR® today to schedule a showing!



Built in 2019

## 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 | 106             |
| Zoning         | R-SL            |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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