673 Aquitania Boulevard W
Lethbridge, Alberta

MLS # A2240913

$540,000

Division:	Garry Station
Type:	Residential/House
Style:	2 Storey
Size:	1,585 sq.ft.
Age:	2019 (6 yrs old)
Beds:	4
Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street
Lot Size:	0.09 Acre
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Standard Shaped Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-SL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions:	N/A

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 – 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’ll enjoy peace and quiet while staying close to parks, schools, shopping, and more – 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!