

# 463 Aquitania Boulevard West

MLS # LD0096178



## TREVOR STUART

*& Associates*

\$327,900

**PRICE REDUCED**



Style	Bi-level
Size	906 sq. ft.
Bedrooms	4
Bathrooms	2
Parking	20x22' detached garage
Taxes	\$3,081

- Fully fenced & landscaped with a raised deck
- Vaulted ceiling with skylight
- Stainless steel kitchen appliances & tile backsplash
- Maple cabinets with upgraded hardware
- Large windows throughout let in tons of natural light



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Caring.  
Connected.  
Committed



463 Aquitania Boulevard W, Lethbridge T1J 5H1

MLS@#: LD0109378

Area: Lethbridge City

LINC: 0035151539

List Price: \$327,900

Status: Active

SubArea: Lethbridge City West

County: Lethbridge, County of

Sold Price:

Association: Lethbridge and District



General Information

Prop Type:	Residential SF		
Sub Type:	Single Family Detached		
City/Town:	Lethbridge		
Year Built:	2012	<u>Finished Floor Area</u>	<u>Layout</u>
Dist-Hrdtp:	Abv Sqft:	906	Beds: 4 (2↑ 2↓)
Dist-Schls:	Low Sqft:		Baths: 2 (2 0)
Dist-Town:	Ttl Sqft:		Ttl Rms:
	Fin Sqft:		Style: Bi-Level

Lot Information

Lot Dims:	38X107	Tract/Sept:	<u>Parking</u>
Lot Sz Ar:	4,057 Sq Ft	Back Yard Faces:	Ttl Park:
Lot Shape:	Standard	Water Frntge:	Garage Sz: 20' x 22'

Access:

Lot Feat: Fence - Complete, Landscaped, Nearby - Park/Reserve, Nearby - Public Transportation

Park Feat: Garage - Detached, Garage - Double

Listing Information

Possession:	60 Days / Neg	Age Restrict:	
Condo Unit:		Condo Unit Factor:	
Condo Park Unit:		Condo Plan:	

Utilities and Features

Drive Type:	None	Construction:	Siding, Vinyl
Roof:	Shingle - Asphalt	Flooring:	Carpet, Laminate, Linoleum
Heating:	Furnace - Forced Air - 1	Water Source:	
Heating Fuel:	Natural Gas		
Sewer:	Municipal	Fnd/Bmst:	Full, Fully Finished
Ext Feat:	Deck		
Kitchen Appl:	Dishwasher - Built-In, Micro Hood, Refrigerator - 1, Stove		
Other Equip:	Garage Door Opener - 1, Sump Pump		
Int Feat:	Central Vacuum - Rough-In, Skylights, Vinyl Windows		
Utilities:	Service - Full		

Legal/Tax/Financial

Tax Roll Nm:	2003004630001	Local Imp Tax:		Local Imp Year:	
Taxes:	\$3,081	Lot:	5	Survey:	
Tax Assess:		Block:	2	Warranty:	
		Plan:	1210758	Zoning:	R-CL
Mortg Info:		Title:	Fee Simple		

Office Information

Office: Royal Lepage South Country - Lethbridge

Remarks

Public Rmks: Fully finished home in family-friendly Garry Station – all YOU have to do is move in! The main living area is flooded with natural light, thanks to the large windows, vaulted ceiling and skylight over the kitchen. The kitchen features maple cabinets and stainless steel appliances and rear deck access, perfect for barbecuing. Two good sized bedrooms and a bathroom with plenty of storage and counter space round out the main floor. Downstairs, the fully developed basement offers a huge family room with large windows plus two additional bedrooms and a second full bath. The large laundry room is currently unfinished – but, with that large window, it could be a Pinterest-worthy space! The back yard is fully fenced and landscaped with a 20x22' detached garage. Garry Station is a family-oriented community in the North-West part of blossoming West Lethbridge. With new shops, amenities and parks coming all the time, maybe it's time to consider making this your next home!

Inclusions: Fridge, stove, dishwasher, OTR microwave/hood fan, window coverings, garage door opener with 1 remote.