



**320 Aquitania Boulevard W  
Lethbridge, Alberta**

**MLS # A2291984**



**\$575,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this brand new, fully developed home built by Van Arbor Homes, designed with a functional layout that supports comfortable everyday living. Offering 4 bedrooms and 3.5 bathrooms, this home provides space and flexibility for families, guests, or a home office. The main level features a bright living area that connects seamlessly with the kitchen and dining space. The kitchen includes an island and modern finishes, creating a great space for cooking, gathering, and daily routines. Thoughtful features such as a mudroom and double attached garage help keep everyday living organized and convenient. Upstairs you will find three bedrooms in total, including the primary bedroom complete with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. The fully developed lower level adds even more living space with a fourth bedroom, additional bathroom, and family room, providing flexible options for guests, hobbies, or additional family space. This home also includes the builder's new home warranty, offering added peace of mind for buyers. Located in a family-friendly community, the property is close to walking paths, shopping, and schools—including a brand new elementary school. A great opportunity to own a brand new, move-in ready home in a growing Lethbridge neighborhood.