

**604 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2225583



\$550,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	993 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Manufactured Floor Joist, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Vinyl Windows		

Inclusions: On Demand - Hot water tank

Exceptional Home with Legal Suite and Garage - Ideal for Investors looking to expand the portfolio! This property offers a fantastic opportunity with separate utilities, laundry facilities, 2 bedrooms on each floor, and all appliances included. Enjoy a rental income of \$2,800 per month, along with the convenience of rear double parking accessible from a paved alley. The exterior requires minimal maintenance with the Hardi siding, and you'll stay comfortable year-round with central A/C, two furnaces, and two hot water on-demand tanks. The neighborhood boasts nearby schools, parks, lakes, shopping, restaurants, and more. Don't miss out!