

**320 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2291984



\$575,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	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.