

\$395,000 - 2, 77 Aquitania Circle W, Lethbridge

MLS® #A2258936

\$395,000

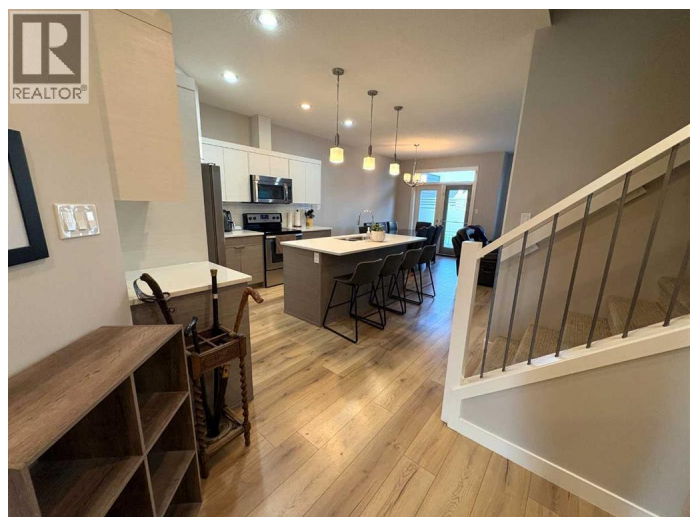
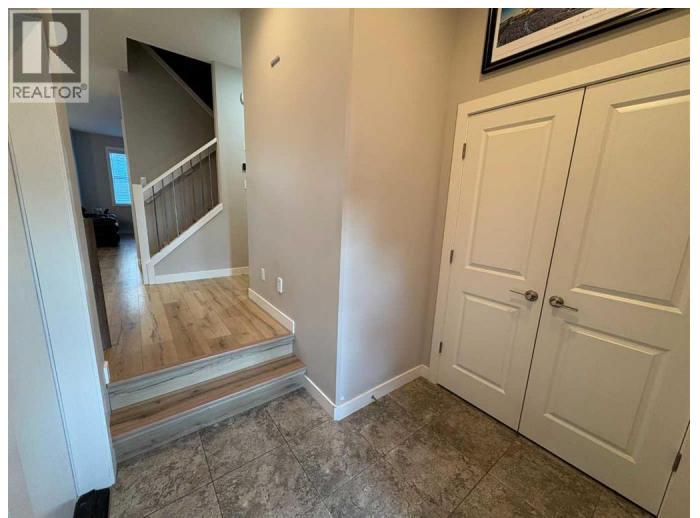
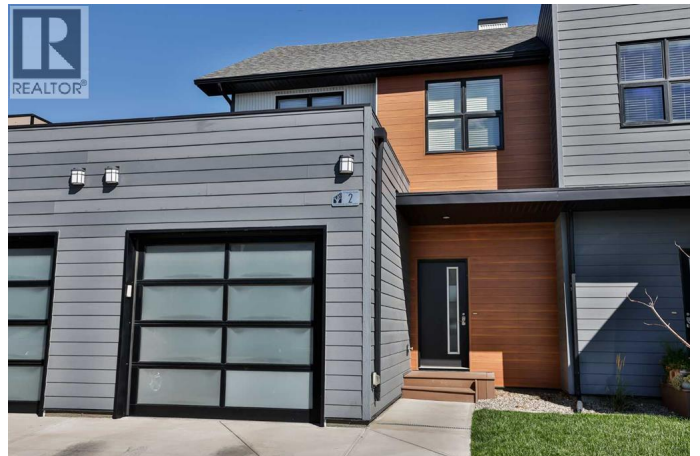
3 Bedroom, 3.00 Bathroom, 1,358 sqft

Single Family on 0.22 Acres

The Crossings, Lethbridge, Alberta

Explore the possibilities of modern living with this inviting townhouse located at The Park Crossings. This condo is complete with 3 bedrooms, 2.5 bathrooms, an open floor plan with a beautiful kitchen that has quartz countertops and stainless steel appliances, and a bright and cozy living room with a gas fireplace. The basement is undeveloped with the possibility to add another bedroom, as well as large family room or recreational room, and has a bathroom rough-in already in place. The condos were developed with longevity in mind to keep condo fees low and feature superior exterior materials like Hardie board siding, metal railing, and torch down membrane roof. Conveniently located in the popular Crossings community, this townhouse is within walking distance to many essential amenities like groceries, pharmacy, restaurants, the Catholic Central and Chinook High Schools, as well as the Chinook library. For leisure and activities, the Cavendish Farms Ice Arenas and the YMCA of Lethbridge are also within walking distance, as well as the beautiful Crossings pond and walking path around it. Another of the townhouse's benefits is its close proximity to the University of Lethbridge, located just under 3 km away. Whether you're seeking a primary residence or an investment opportunity, this property balances quality, location, and cost effectively. Contact your favorite real estate agent to view today.

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Built in 2016

Essential Information

Listing #	A2258936
Price	\$395,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,358
Acres	0.22
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2, 77 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
Province	Alberta
Postal Code	T1J5M5

Amenities

Amenities	Schools, Shopping
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE



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