

\$395,000 - 3, 71 Aquitania Circle W, Lethbridge

MLS® #A2201607

\$395,000

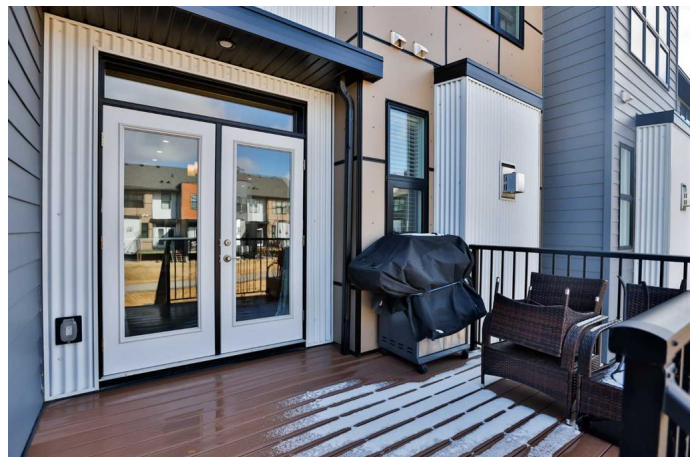
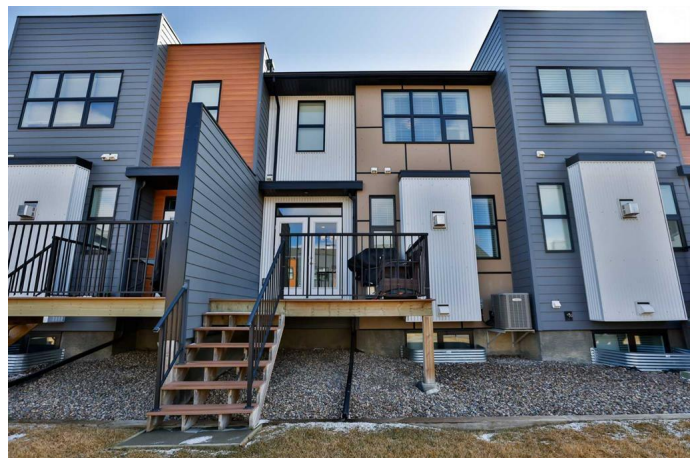
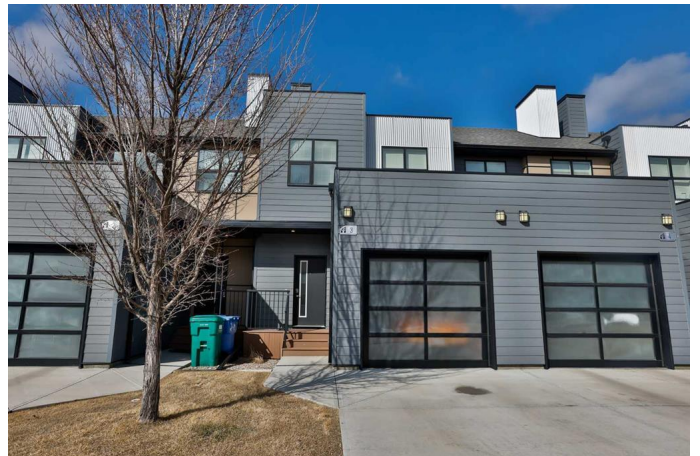
3 Bedroom, 4.00 Bathroom, 1,343 sqft
Residential on 0.23 Acres

The Crossings, Lethbridge, Alberta

Welcome to the Park Crossings. This fully developed condo offers 3 master suites, all with their own ensuite. The two master suites on the upper floor have huge walk-in closets, and enjoy the convenience of the laundry being on this floor. The third master suite is a very large room that was developed in the basement with it's own additional space, currently functioning as a gym but could be used as an additional TV area. The condo boasts high ceilings throughout creating a spacious modern feeling. The kitchen features custom cabinets, quartz countertops, stainless steel appliances, and a corner pantry. The kitchen is open to both the dining room and living room. The glass doors off the dining room open up to the deck that backs onto the grass center courtyard and walking path. The living room is perfectly finished with a modern stainless trimmed gas fireplace. A single attached garage allows for private parking and ample storage. Additional storage can be found in the basement with a finished storage room and utility room and under-stair storage. This condo has been meticulously maintained and offers the perfect opportunity for a growing family, a professional couple, or University housing. Call your favorite realtor today to book a showing.

Built in 2017

Essential Information



MLS® #	A2201607
Price	\$395,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,343
Acres	0.23
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3, 71 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M2

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Zoning	DC

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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