

# \$380,000 - 1, 71 Aquitania Circle W, Lethbridge

MLS® #A2204438

## \$380,000

3 Bedroom, 3.00 Bathroom, 1,341 sqft  
Residential on 0.00 Acres

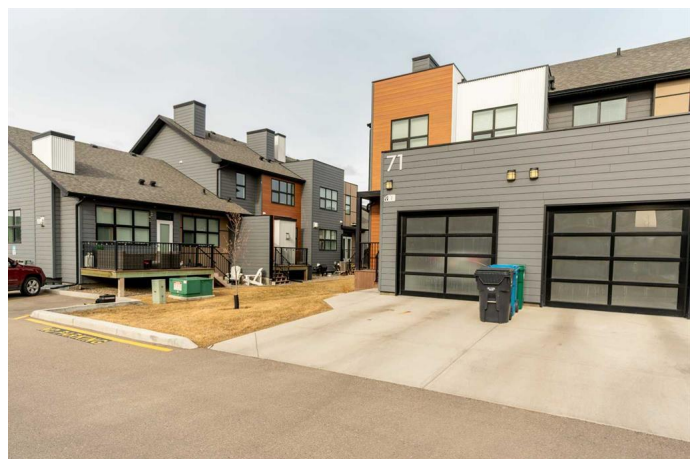
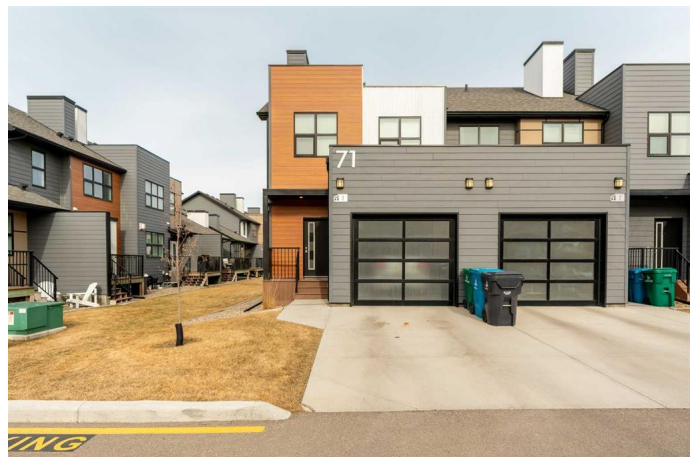
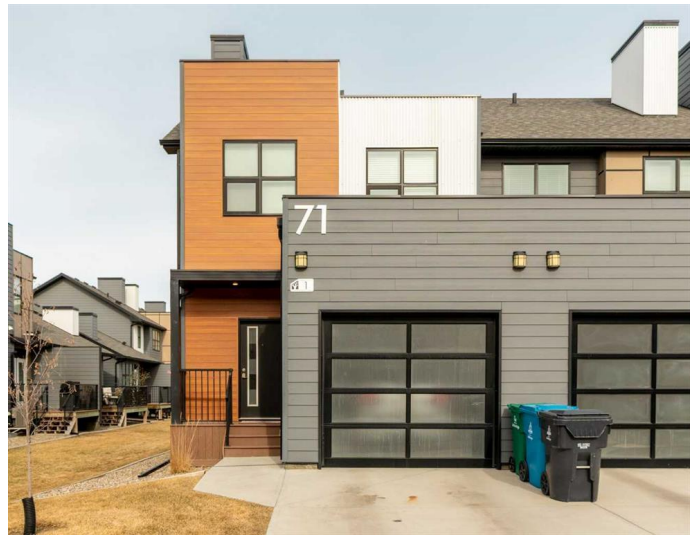
The Crossings, Lethbridge, Alberta

Welcome to The Park Condominiums, where modern design meets low-maintenance living. This beautifully designed 3-bedroom, 2.5-bathroom unit boasts a bright and open main level, ideal for both entertaining and relaxation. The stylish kitchen features contemporary appliances, while the adjoining dining area opens to a charming outdoor patio overlooking a scenic courtyard. The spacious living room is bathed in natural light, creating the perfect space to unwind. Upstairs, you'll find three inviting bedrooms, including a generous master suite with its own ensuite bathroom. Additional highlights include an attached garage and hassle-free living, perfect for those seeking a simplified lifestyle. Located close to all amenities, The Park Condominiums offer the perfect blend of convenience and modern comfort. Don't miss your chance to make this beautiful home yours, contact your Realtor today for a private tour!

Built in 2017

## Essential Information

MLS® #	A2204438
Price	\$380,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,341
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1, 71 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M5

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Courtyard
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 33

Zoning DC

## **Listing Details**

Listing Office Grassroots Realty Group

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.