

# \$234,900 - 904, 35 Aquitania Circle W, Lethbridge

MLS® #A2083749

## \$234,900

2 Bedroom, 1.00 Bathroom, 445 sqft

Residential on 0.08 Acres

The Crossings, Lethbridge, Alberta

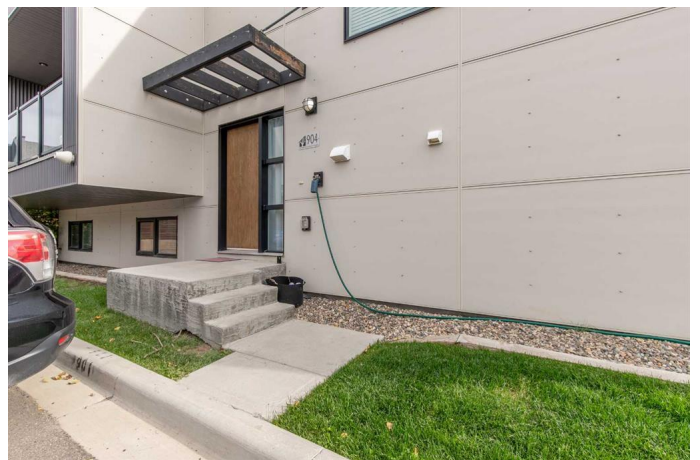
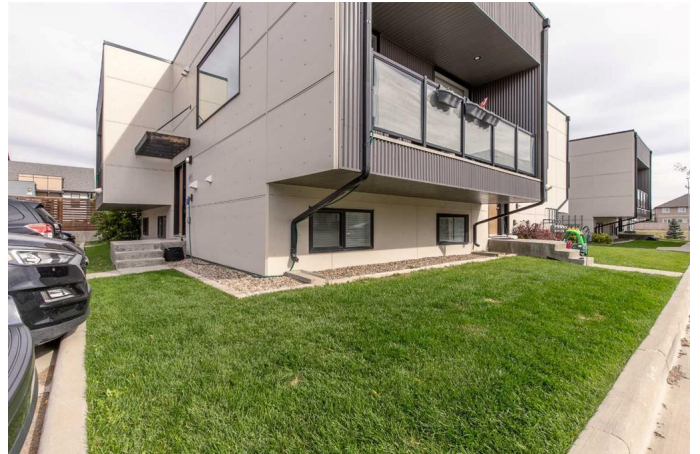
This is the first time a unit in this development has been on the market! Here is your chance to own one of the nicest four-plex condos in west Lethbridge at an affordable price.

Located walking distance to schools, shopping, groceries, walking paths and a short drive to the University of Lethbridge. Newer and modern finishes like open floor plan, stone counter tops and in-suite laundry. Carefree lifestyle or investment with low condo fees (\$84) which includes landscaping, snow removal, garbage removal and reserve fund. Rental income is \$1,600 which includes utilities. Property taxes are \$2,115/year.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2083749      |
| Price          | \$234,900     |
| Sold Price     | \$227,500     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 445           |
| Acres          | 0.08          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Sold          |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 904, 35 Aquitania Circle W |
| Subdivision | The Crossings              |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1J 5M2                    |

## Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Other                |
| Parking Spaces | 1                    |
| Parking        | Assigned, Off Street |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Stone Counters, Storage                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Few Trees, Landscaped, Street Lighting, Private |
| Roof              | Flat Torch Membrane                             |
| Construction      | Concrete                                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2023 |
| Date Sold      | October 30th, 2023   |
| Days on Market | 33                   |
| Zoning         | DC                   |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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