

\$364,900 - 1, 79 Aquitania Circle W, Lethbridge

MLS® #A2113209

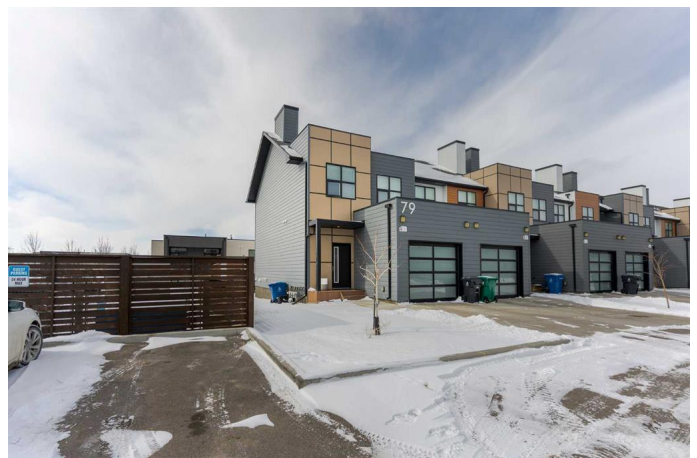
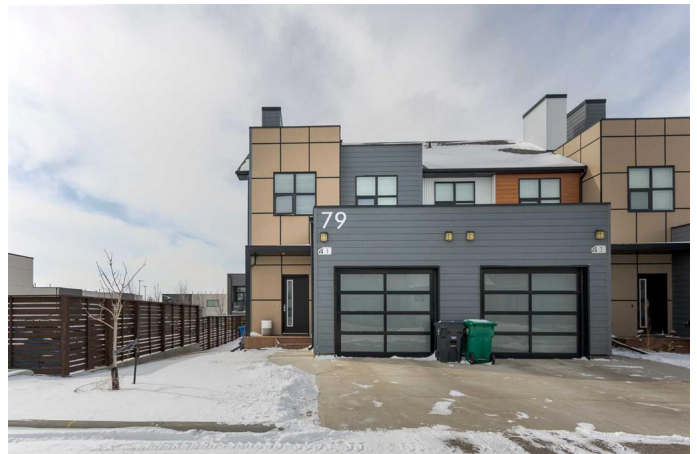
\$364,900

2 Bedroom, 3.00 Bathroom, 1,373 sqft

Residential on 0.20 Acres

The Crossings, Lethbridge, Alberta

Welcome to 79 Aquitania Circle W, Unit #1, a captivating end unit townhome-style condo in the heart of West Lethbridge. Conveniently located just a short drive from the university, this residence offers unparalleled accessibility. Immerse yourself in the vibrant community, with restaurants and grocery stores within walking distance, along with nearby schools for added convenience. Embrace the outdoors with Dr. Mike Oxlong Park just a few steps away, providing a perfect retreat for relaxation and recreation. This thoughtfully designed home boasts a single attached garage, ensuring both convenience and security. As you step inside, the main floor unfolds with an open floor plan, illuminated by natural light pouring through large windows. The modern kitchen is a culinary haven, featuring dark wood cabinets, sleek quartz countertops, and stainless steel appliances. The living room, anchored by a gas fireplace, creates a cozy and inviting atmosphere, perfect for both gatherings and relaxation. Step outside onto the rear deck, offering an ideal spot to enjoy the fresh Alberta air. The main floor is completed with a convenient half bathroom, adding to the overall functionality of this stylish residence. Ascend to the second floor, where two primary bedrooms await, each featuring a spacious 4-piece ensuite and generous walk-in closet, offering luxurious privacy. As well as you will find the washer and dryer hidden in the hallway closet between the rooms. The potential of this home extends to the



unfinished basement, providing an opportunity to customize and create a space tailored to your lifestyle. Don't miss the chance to make this fantastic residence your own!

Built in 2016

Essential Information

MLS® #	A2113209
Price	\$364,900
Sold Price	\$350,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,373
Acres	0.20
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 79 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 23rd, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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