

\$392,500 - 1, 65 Aquitania Circle W, Lethbridge

MLS® #A2206430

\$392,500

3 Bedroom, 4.00 Bathroom, 1,246 sqft
Residential on 0.18 Acres

The Crossings, Lethbridge, Alberta

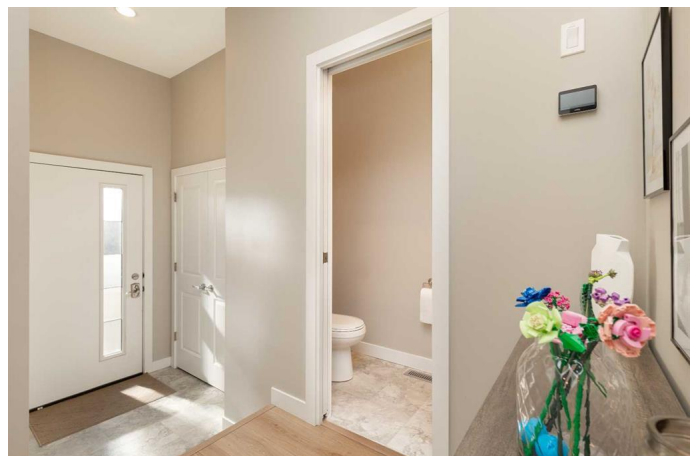
Welcome to this stunning 1,246 sq. ft. townhouse condo, offering a perfect blend of comfort, style, and functionality. Built in 2017, this fully developed home features three bedrooms, three and a half bathrooms, and a single attached garage.

The open-concept main floor is bright and inviting, featuring a beautiful kitchen with quartz countertops, a corner pantry, and ample cabinetry. The spacious living room and dining area flow seamlessly onto the outdoor deck space, perfect for entertaining. A convenient half bathroom completes the main floor.

Upstairs, you'll find two generously sized primary bedrooms, each with its own walk-in closet and 4-piece ensuite, providing ultimate privacy and comfort.

The fully developed basement adds incredible versatility, featuring a third bedroom with a walkout entrance, a third 4-piece bathroom, and a flex space for an office or additional storage.

Enjoy year-round comfort with central A/C, and soak in the abundance of natural light throughout the home. Ideally located just 1 block away from groceries, restaurants, vet clinic, pharmacy and more, and a short drive to the University. With modern finishes and a well-thought-out floor plan, this townhouse is a must-see!



Built in 2017

Essential Information

MLS® #	A2206430
Price	\$392,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,246
Acres	0.18
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 65 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M5

Amenities

Amenities	Other, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Walk-Out
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Exterior

Exterior Features	Courtyard, Other
Lot Description	No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	25
Zoning	DC

Listing Details

Listing Office	Lethbridge Real Estate.com
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