

# \$405,000 - 2, 77 Aquitania Circle W, Lethbridge

MLS® #A2258936

**\$405,000**

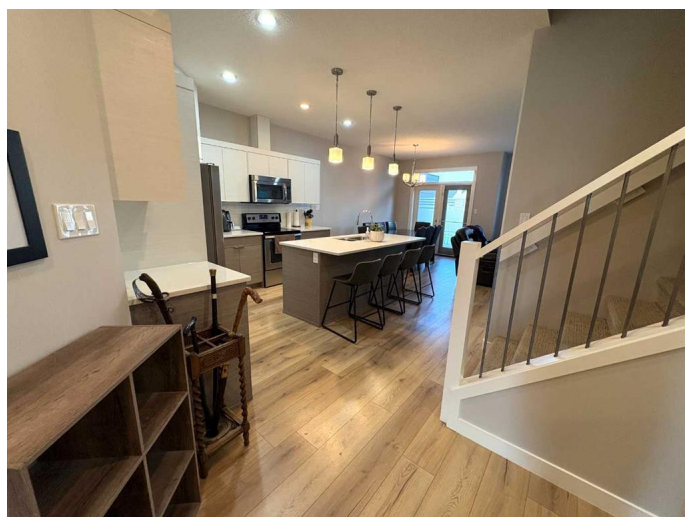
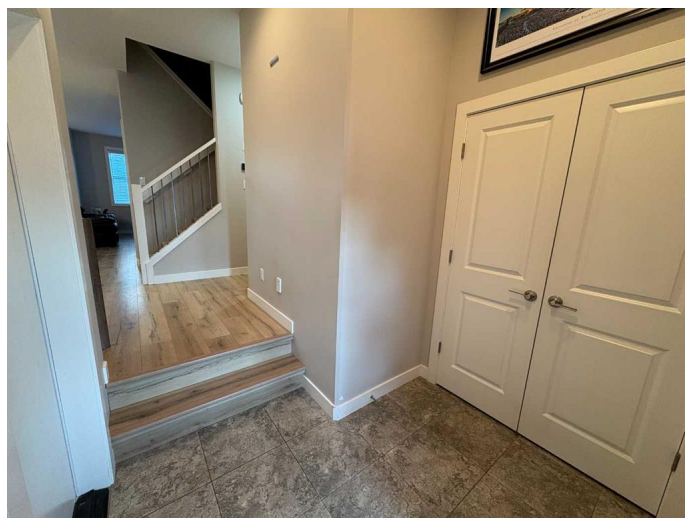
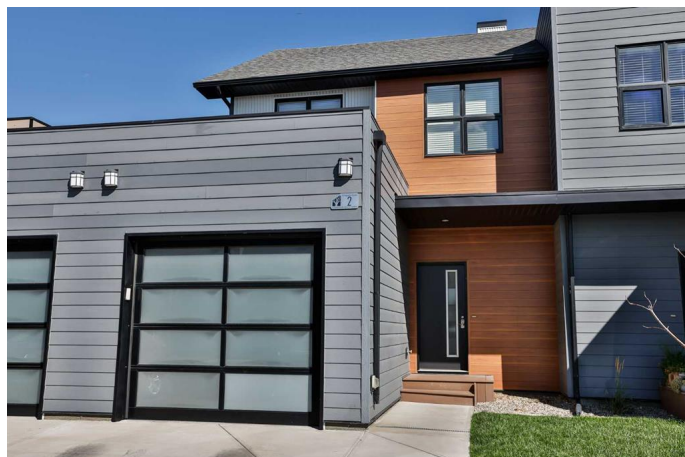
3 Bedroom, 3.00 Bathroom, 1,358 sqft

Residential on 0.22 Acres

The Crossings, Lethbridge, Alberta

Explore the possibilities of modern living with this inviting townhouse located at The Park Crossings. This condo is complete with 3 bedrooms, 2.5 bathrooms, an open floor plan with a beautiful kitchen that has quartz countertops and stainless steel appliances, and a bright and cozy living room with a gas fireplace. The basement is undeveloped with the possibility to add another bedroom, as well as large family room or recreational room, and has a bathroom rough-in already in place. The condos were developed with longevity in mind to keep condo fees low and feature superior exterior materials like Hardie board siding, metal railing, and torch down membrane roof. Conveniently located in the popular Crossings community, this townhouse is within walking distance to many essential amenities like groceries, pharmacy, restaurants, the Catholic Central and Chinook High Schools, as well as the Chinook library. For leisure and activities, the Cavendish Farms Ice Arenas and the YMCA of Lethbridge are also within walking distance, as well as the beautiful Crossings pond and walking path around it. Another of the townhouse's benefits is its close proximity to the University of Lethbridge, located just under 3 km away. Whether you're seeking a primary residence or an investment opportunity, this property balances quality, location, and cost effectively. Contact your favorite real estate agent to view today.

Built in 2016



## Essential Information

MLS® #	A2258936
Price	\$405,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,358
Acres	0.22
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	2, 77 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M5

## Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space
Roof	Flat Torch Membrane
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	September 21st, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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