

**3, 73 Aquitania Circle W
Lethbridge, Alberta**

MLS # A2241795



\$380,000

Division:	The Crossings		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,347 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, OTR Microwave, Refrigerator, Stove, Stacked Washer and Dryer, All window coverings including curtains, rods and blinds, Garage door opener, Portable AC

Welcome to this beautiful condo in Park Crossings, an ideal location close to restaurants, shopping, groceries, and the University! This home is a two storey with single attached garage and a walkout basement. Upstairs there are three bedrooms, two spares and a primary with a large ensuite and walk in closets. The laundry is also on the second floor, separating the main bath, and spare rooms. The modern kitchen has flat panel cabinets with a mixture of wood grain finishes, stainless steel appliances, quartz countertops, and laminate floors throughout. The exterior of this home has been done with very durable, with low maintenance finishes including Hardie board with metal accents and a beautiful glass garage door! The rear deck is composite with aluminum railing. The condo fees take care of all the exterior maintenance including snow removal and lawn care! Perfect for students, first time home buyers, or investors. Call your REALTOR® and come and see this beauty for yourself!