

**4, 73 Aquitania Circle W  
Lethbridge, Alberta**

**MLS # A2272271**



**\$415,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Microwave Hood Fan, Dishwasher, Refrigerator, Stove, Washer and Dryer, All window coverings including curtains, rods, and blinds, Garage Door Opener

A modern condo with excellent street appeal and the convenience of a single attached garage. As you enter the main living space, you'll appreciate the bright, open feel created by 9-foot ceilings, stylish grey cabinetry, a corner pantry, and beautiful white quartz countertops. Upstairs features a dual-primary layout — two spacious bedrooms, each with its own huge walk-in closet and private bathroom. They're smartly separated by the laundry room, which overlooks the open-concept staircase for an airy feel. Looking for an investment? Or hoping to offset your mortgage while you live upstairs? The walkout basement includes a studio illegal-suite with its own entrance. The current tenant pays \$1,000/month and is in place until the end of May (must be accepted by the buyer). The suite offers a 5-ft tiled shower with glass door, vanity, and a compact kitchenette at the rear. The backyard features a private deck with an aluminum spindle railing and a privacy screen—perfect for relaxing outdoors. Condo fees include common-area maintenance, insurance, snow removal, and reserve fund contributions. Located in a fantastic area with quick access to Whoop-Up Drive and just steps from restaurants, bars, coffee shops, grocery stores, and everyday amenities in The Crossing. Contact your favourite REALTOR® to book a showing on this great property!