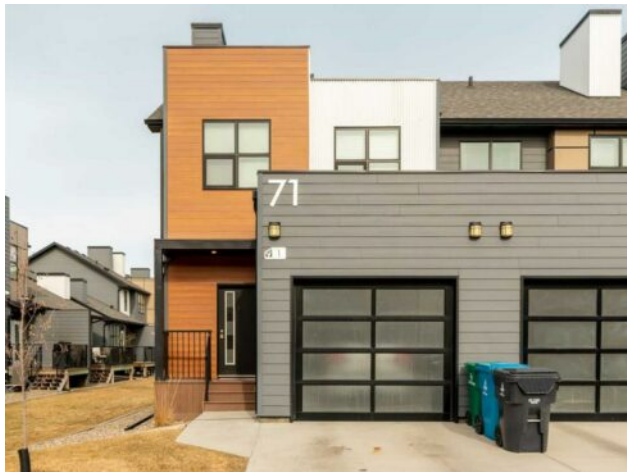


**1, 71 Aquitania Circle W
Lethbridge, Alberta**

MLS # A2204438



\$380,000

Division:	The Crossings		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
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:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to The Park Condominiums, where modern design meets low-maintenance living. This beautifully designed 3-bedroom, 2.5-bathroom unit boasts a bright and open main level, ideal for both entertaining and relaxation. The stylish kitchen features contemporary appliances, while the adjoining dining area opens to a charming outdoor patio overlooking a scenic courtyard. The spacious living room is bathed in natural light, creating the perfect space to unwind. Upstairs, you'll find three inviting bedrooms, including a generous master suite with its own ensuite bathroom. Additional highlights include an attached garage and hassle-free living, perfect for those seeking a simplified lifestyle. Located close to all amenities, The Park Condominiums offer the perfect blend of convenience and modern comfort. Don't miss your chance to make this beautiful home yours, contact your Realtor today for a private tour!