

# \$469,900 - #3, 47 Aquitania Circle W, Lethbridge

MLS® #A2172497

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,250 sqft  
Residential on 0.00 Acres

The Crossings, Lethbridge, Alberta

Looking for a lock and leave move-in ready executive condo in a great location? Come check out this wonderful bungalow in Park Crossings backing onto a pond, near restaurants and a grocery store, arterial roads and walking and biking paths! This 1235 sq. ft. condo features main floor living with vaulted ceilings, an office, mudroom/laundry room, quartz countertops with stainless steel appliances, fireplace in the living room and a master bedroom with a 4 piece ensuite and walk-in closet. There is an outdoor fireplace on the deck and a super single attached garage. The basement has one bedroom and a full bathroom and lots of undeveloped space. The condo fees are \$250 per month which includes exterior maintenance, lawn care, snow removal, property management and a reserve fund.

Built in 2016

## Essential Information

MLS® #	A2172497
Price	\$469,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.00



Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	#3, 47 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M5

### **Amenities**

Amenities	Parking, Park
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, High Ceilings
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Outside
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed            October 10th, 2024

Days on Market      152

Zoning                DC

## **Listing Details**

Listing Office        SUTTON GROUP - LETHBRIDGE

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