

# \$380,000 - 3, 73 Aquitania Circle W, Lethbridge

MLS® #A2241795

## \$380,000

3 Bedroom, 3.00 Bathroom, 1,347 sqft  
Residential on 0.18 Acres

The Crossings, Lethbridge, Alberta

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!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241795  |
| Price      | \$380,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,347         |
| Acres          | 0.18          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3, 73 Aquitania Circle W |
| Subdivision | The Crossings            |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1J 5M5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Unfinished                                                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Landscaped, Lawn         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 17              |
| Zoning         | DC              |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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