



GRASSROOTS
REALTY GROUP

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2, 81 Aquitania Circle W
Lethbridge, Alberta

MLS # A2216583



\$395,000

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: fridge, stove, dishwasher, washer, dryer, A/C

Explore the possibilities of modern living with this inviting townhouse located at 2-81 Aquitania Cir W, Lethbridge, AB. Ready for new owners and complete with 3 bedrooms and 3.5 bathrooms, promising comfort and privacy. Strategically situated in a vibrant community, this townhouse is a stone's throw away from essential amenities. Located close to groceries and restaurants, while the nearby Catholic Central and Chinook High Schools make this location ideal for families valuing educational proximity. For leisure and activities, the Cavendish Farms Ice Arenas and the YMCA of Lethbridge are within a kilometre, offering plentiful recreation options. Another of the townhouse's standout features is its close proximity to the University of Lethbridge, located just under 3 km away. This makes it a convenient option for those connected to the university community. Whether you're seeking a primary residence or an investment opportunity, this property balances quality, location, and cost effectively. Experience the blend of convenience, quality, and comfort by making this townhouse your new home or investment. Its prime location, coupled with community amenities and accessible price, create an exceptional living opportunity in Lethbridge.