

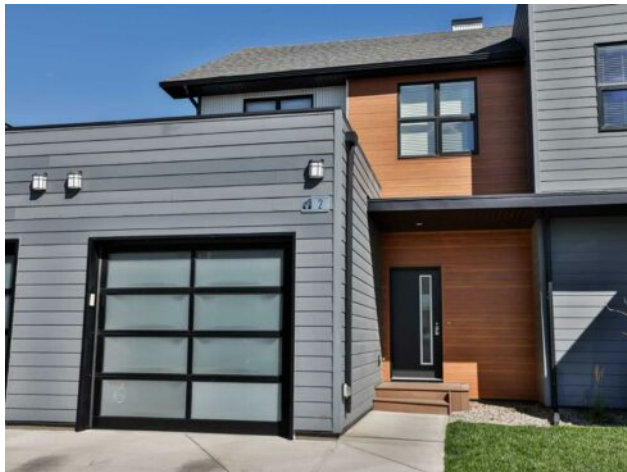


GRASSROOTS
REALTY GROUP

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2, 77 Aquitania Circle W
Lethbridge, Alberta

MLS # A2258936



\$405,000

Division:	The Crossings		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 250
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Pantry		

Inclusions: N/A

Explore the possibilities of modern living with this inviting townhouse located at The Park Crossings. This condo is complete with 3 bedrooms, 2.5 bathrooms, an open floor plan with a beautiful kitchen that has quartz countertops and stainless steel appliances, and a bright and cozy living room with a gas fireplace. The basement is undeveloped with the possibility to add another bedroom, as well as large family room or recreational room, and has a bathroom rough-in already in place. The condos were developed with longevity in mind to keep condo fees low and feature superior exterior materials like Hardie board siding, metal railing, and torch down membrane roof. Conveniently located in the popular Crossings community, this townhouse is within walking distance to many essential amenities like groceries, pharmacy, restaurants, the Catholic Central and Chinook High Schools, as well as the Chinook library. For leisure and activities, the Cavendish Farms Ice Arenas and the YMCA of Lethbridge are also within walking distance, as well as the beautiful Crossings pond and walking path around it. Another of the townhouse's benefits is its close proximity to the University of Lethbridge, located just under 3 km away. Whether you're seeking a primary residence or an investment opportunity, this property balances quality, location, and cost effectively. Contact your favorite real estate agent to view today.