



**4, 73 Aquitania Circle W
Lethbridge, Alberta**

MLS # A2272271



\$399,900

Division:	The Crossings		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Microwave Hood Fan, Dishwasher, Refrigerator, Stove, Washer and Dryer, All window coverings including curtains, rods, and blinds, Garage Door Opener

A modern condo with excellent street appeal and the convenience of a single attached garage. As you enter the main living space, you'll appreciate the bright, open feel created by 9-foot ceilings, stylish grey cabinetry, a corner pantry, and beautiful white quartz countertops. Upstairs features a dual-primary layout — two spacious bedrooms, each with its own huge walk-in closet and private bathroom. They're smartly separated by the laundry room, which overlooks the open-concept staircase for an airy feel. Looking for an investment? Or hoping to offset your mortgage while you live upstairs? The walkout basement includes a studio illegal-suite with its own entrance. The current tenant pays \$1,000/month and is in place until the end of May (must be accepted by the buyer). The suite offers a 5-ft tiled shower with glass door, vanity, and a compact kitchenette at the rear. The backyard features a private deck with an aluminum spindle railing and a privacy screen—perfect for relaxing outdoors. Condo fees include common-area maintenance, insurance, snow removal, and reserve fund contributions. Located in a fantastic area with quick access to Whoop-Up Drive and just steps from restaurants, bars, coffee shops, grocery stores, and everyday amenities in The Crossing. Contact your favourite REALTOR®; to book a showing on this great property!