



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

**MLS # A2118851**



**\$389,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Conservation, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** 2 x fridges, stove, OTR microwave, washer, dryer, garage door remote

"New age" condo offering a unique lifestyle, DUAL Primary bedrooms, walk-in closets, full 4pc ensuites. SUITE potential in developed WALK-OUT basement with kitchen area, combined bedroom./livingroom, 4pc bath & separate entrance, the "virtual tour" is a MUST view, more information is available, attached garage with direct access. Pets are allowed.