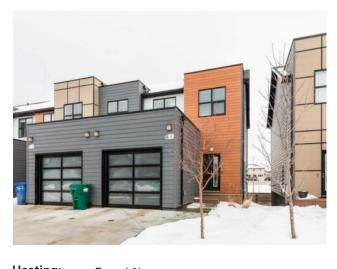


1-833-477-6687 aloha@grassrootsrealty.ca

4, 73 Aquitania Circle W Lethbridge, Alberta

MLS # A2118851



\$389,900

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

| Forced Air | water: | - |
|---|---|--|
| Carpet, Vinyl | Sewer: | - |
| Asphalt Shingle | Condo Fee: | \$ 225 |
| Finished, Partial, Walk-Out To Grade | LLD: | - |
| Mixed | Zoning: | DC |
| Poured Concrete, See Remarks | Utilities: | - |
| Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, S | Separate Entrance | e, Walk-In Closet(s) |
| | Carpet, Vinyl Asphalt Shingle Finished, Partial, Walk-Out To Grade Mixed Poured Concrete, See Remarks | Asphalt Shingle Condo Fee: Finished, Partial, Walk-Out To Grade LLD: Mixed Zoning: |

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.