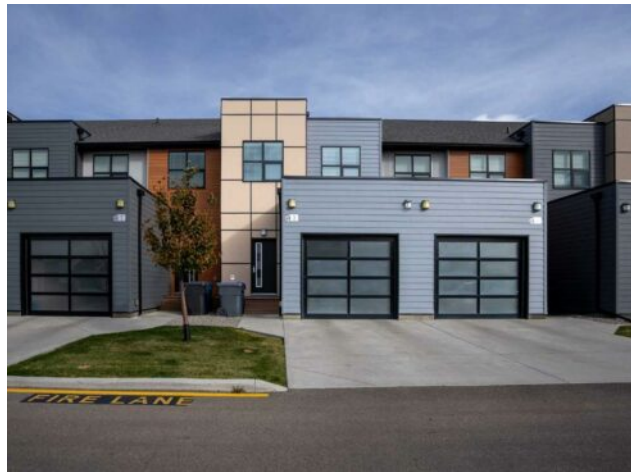




**3, 57 Aquitania Circle W  
Lethbridge, Alberta**

**MLS # A2175912**



**\$359,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Interior Lot, No Neighbours Behind, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Window Coverings (Excluding blackout blinds in the upstairs bedrooms), Garage Door Opener and Remote(s), A/C unit

Welcome to this modern, move-in ready condo located in the highly sought-after community of Park Crossings in West Lethbridge. Just steps from Chinook High School, the YMCA, shopping, and beautiful parks, this 1,356 sq ft, two-story home offers convenience and style in an unbeatable location. As you enter, you'll be greeted by a spacious, open-concept main floor with elegant finishes throughout. The kitchen features quartz countertops, sleek cabinetry, and a functional layout perfect for entertaining or family meals. A cozy back deck off the dining area is ideal for relaxing outdoors. Upstairs, you'll find a luxurious primary suite with a 4-piece ensuite and a generous walk-in closet, providing ample space for all your needs. Two additional bedrooms and a second full bath offer plenty of room for family or guests. Additional highlights include a single attached garage, a convenient half bath on the main floor, and ample storage throughout. Don't miss out on this beautifully finished condo in an exceptional community.