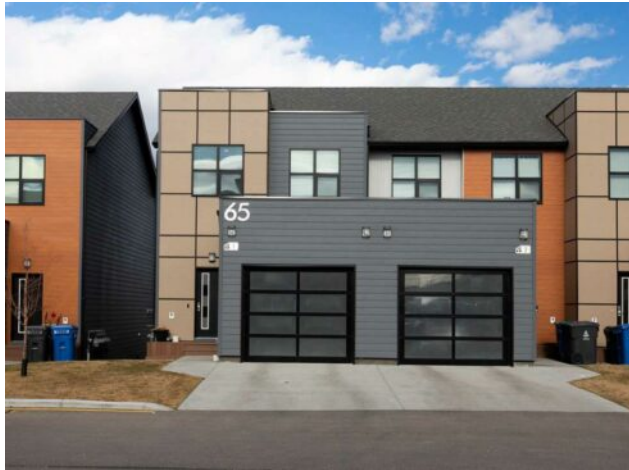




**1, 65 Aquitania Circle W
Lethbridge, Alberta**

MLS # A2206430



\$392,500

Division:	The Crossings		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, OTR microwave, washer, dryer, blinds, central AC, garage door opener and remote		

Welcome to this stunning 1,246 sq. ft. townhouse condo, offering a perfect blend of comfort, style, and functionality. Built in 2017, this fully developed home features three bedrooms, three and a half bathrooms, and a single attached garage. The open-concept main floor is bright and inviting, featuring a beautiful kitchen with quartz countertops, a corner pantry, and ample cabinetry. The spacious living room and dining area flow seamlessly onto the outdoor deck space, perfect for entertaining. A convenient half bathroom completes the main floor. Upstairs, you'll find two generously sized primary bedrooms, each with its own walk-in closet and 4-piece ensuite, providing ultimate privacy and comfort. The fully developed basement adds incredible versatility, featuring a third bedroom with a walkout entrance, a third 4-piece bathroom, and a flex space for an office or additional storage. Enjoy year-round comfort with central A/C, and soak in the abundance of natural light throughout the home. Ideally located just 1 block away from groceries, restaurants, vet clinic, pharmacy and more, and a short drive to the University. With modern finishes and a well-thought-out floor plan, this townhouse is a must-see!