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## 2, 77 Aquitania Circle W, Lethbridge, Alberta - \$405,000



Main Photo

### Property Description

Explore the possibilities of modern living with this inviting townhouse located at The Park Crossings. This condo is complete with 3 bedrooms, 2.5 bathrooms, an open floor plan with a beautiful kitchen that has quartz countertops and stainless steel appliances, and a bright and cozy living room with a gas fireplace. The basement is undeveloped with the possibility to add another bedroom, as well as large family room or recreational room, and has a bathroom rough-in already in place. The condos were developed with longevity in mind to keep condo fees low and feature superior exterior materials like Hardie board siding, metal railing, and torch down membrane roof. Conveniently located in the popular Crossings community, this townhouse is within walking distance to many essential amenities like groceries, pharmacy,



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restaurants, the Catholic Central and Chinook High Schools, as well as the Chinook library. For leisure and activities, the Cavendish Farms Ice Arenas and the YMCA of Lethbridge are also within walking distance, as well as the beautiful Crossings pond and walking path around it. Another of the townhouse's benefits is its close proximity to the University of Lethbridge, located just under 3 km away. Whether you're seeking a primary residence or an investment opportunity, this property balances quality, location, and cost effectively. Contact your favorite real estate agent to view today.

## REALTOR Referral

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