# \$399,999 - 2, 81 Aquitania Circle W, Lethbridge

MLS® #A2216583

# \$399,999

3 Bedroom, 4.00 Bathroom, 1,358 sqft Residential on 0.25 Acres

Copperwood, Lethbridge, Alberta

Explore the possibilities of modern living with this inviting townhouse located at 2-81 Aquitania Cir W, Lethbridge, AB. Ready for new owners and complete with 3 bedrooms and 3.5 bathrooms, promising comfort and privacy.

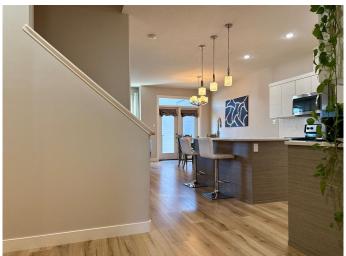
Strategically situated in a vibrant community, this townhouse is a stone's throw away from essential amenities. Located close to groceries and restaurants, while the nearby Catholic Central and Chinook High Schools make this location ideal for families valuing educational proximity. For leisure and activities, the Cavendish Farms Ice Arenas and the YMCA of Lethbridge are within a kilometre, offering plentiful recreation options.

Another of the townhouse's standout features is its close proximity to the University of Lethbridge, located just under 3 km away. This makes it a convenient option for those connected to the university community.

Whether you're seeking a primary residence or an investment opportunity, this property balances quality, location, and cost effectively.

Experience the blend of convenience, quality, and comfort by making this townhouse your new home or investment. Its prime location, coupled with community amenities and accessible price, create an exceptional living opportunity in Lethbridge.







## **Essential Information**

MLS® # A2216583 Price \$399,999

Bedrooms 3

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,358
Acres 0.25
Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 2, 81 Aquitania Circle W

Subdivision Copperwood
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1J5M5

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

2

# of Stories

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed May 5th, 2025

Days on Market 10 Zoning DC

# **Listing Details**

Listing Office Lethbridge Real Estate.com

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