

# \$395,000 - 2, 81 Aquitania Circle W, Lethbridge

MLS® #A2216583

**\$395,000**

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 stoneâ€™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.



Built in 2016

## Essential Information

MLS® #	A2216583
Price	\$395,000
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
# of Stories	2
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	98
Zoning	DC

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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