\$405,000 - 4, 59 Aquitania Circle W, Lethbridge

MLS® #A2264593

\$405,000

2 Bedroom, 3.00 Bathroom, 922 sqft Residential on 0.21 Acres

The Crossings, Lethbridge, Alberta

Welcome to Park Crossings, where comfort, style, and convenience meet in this immaculate end-unit bungalow condo built in 2016.

Step inside to a bright, open main floor featuring a modern kitchen with quartz countertops, stainless steel appliances, corner pantry, and a spacious island - perfect for entertaining. The dining and living areas flow seamlessly together, centered around a modern gas fireplace for cozy evenings in. The primary suite offers a walk-in closet, a beautiful ensuite with a soaker tub and separate shower, plus the convenience of main-floor laundry.

Throughout the home, you'II find custom blackout blinds, adding a polished touch of style and privacy to every room. In the basement it's perfect for movie nights, gaming, or uninterrupted rest.

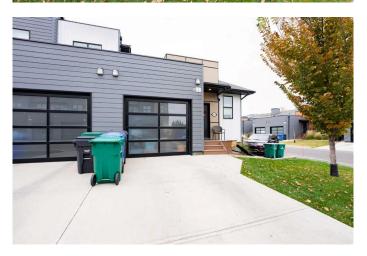
Outside, your private corner deck oasis is a true retreat, with extra space, lush privacy foliage, and a Traeger® smoker and flat-top grill ready for summer gatherings.

Downstairs, the professionally finished basement (2019) impresses with luxury vinyl plank flooring, a stylish wet bar, and a spacious layout ideal for entertaining or relaxing. You'II also find a large bedroom with a walk-in closet, a full bath, a functional workspace, and potential for a third bedroom. Ample storage completes this thoughtfully designed home.

Recent updates include most lights and







switches replaced, a new washer, air conditioning and furnace professionally serviced and cleaned, and all ductwork and vents professionally cleaned in June. Impeccably maintained and move-in ready, this stunning corner unit offers modern living with extra privacy and charm in one of the city's most desirable communities.

Built in 2016

Essential Information

MLS® # A2264593 Price \$405,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 922
Acres 0.21
Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style Bungalow
Status Active

Community Information

Address 4, 59 Aquitania Circle W

Subdivision The Crossings

City Lethbridge County Lethbridge

Province Alberta
Postal Code T1J 5M5

Amenities

Amenities None Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Bar, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking

Home, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In

Closet(s), Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas Has Basement Yes

Full

Exterior

Basement

Exterior Features Outdoor Grill, Barbecue

Lot Description Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, Few

Trees

Roof Asphalt Shingle

Construction Cement Fiber Board, Composite Siding, Mixed, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed October 16th, 2025

Days on Market 20 Zoning DC

Listing Details

Listing Office eXp Realty of Canada

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