

# \$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 | 99            |
| Zoning         | DC            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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