

\$415,000 - 4, 59 Aquitania Circle W, Lethbridge

MLS® #A2264593

\$415,000

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'll 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'll 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	\$415,000
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
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Outdoor Grill
Lot Description	Corner Lot, Landscaped, Lawn, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Cement Fiber Board, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Zoning	DC

Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.