



**GRASSROOTS**  
REALTY GROUP

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**942 Miners Boulevard W  
Lethbridge, Alberta**

**MLS # A2220386**



**\$559,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Side-by-Side Fridge/Freezer, Shed, Underground sprinklers, Electric retractable deck sun screen, wall clock

Here is a very beautiful home. This home has been cared for, and is meticulous, walk in, and you will notice immediately. It sits on a large, private, corner lot, with little traffic and ample parking. This home has 4 bedrooms, and 4 bathrooms, making it perfect for your family. The main floor includes a kitchen and dining area, a large living room and a bathroom. Off the dining area, you will absolutely love the huge, partially covered deck, which includes an electric, retractable sun screen. The upper level includes 3 bedrooms, an ensuite, a bathroom and laundry. On the lower level, there is another bedroom and a spacious family room. If you enjoy the indoors, you will be comfortable in summer or winter, with air conditioning or a cozy fireplace. When the cold winter hits, the heated garage will keep your vehicle comfortable. This home is definitely worth a look.