



**GRASSROOTS**  
REALTY GROUP

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4, 153 Silkstone Road W  
Lethbridge, Alberta

MLS # A2223760



**\$259,888**

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

**Inclusions:** washer/dryer combo, dishwasher, fridge, stove, window coverings and blinds, A/C, garage door opener and remote x1, OTR hood fan

Welcome to #4, 153 Silkstone Road W &mdash; a well-maintained end-unit condo offering a comfortable and low-maintenance lifestyle in a prime west-side location! This two-bedroom, two-bathroom home features a practical and inviting layout designed for convenience and functionality. The main level includes a generously sized bedroom, a full bathroom, and a laundry/utility room, ideal for guests or multi-generational living. Upstairs, the open-concept living area offers a welcoming space for both relaxation and entertaining. The kitchen is thoughtfully updated with extended cabinetry, stylish back splash, modern fan, and matching stainless steel appliances. Pull-out shelves add a layer of convenience and organization to the space. A second bedroom and bathroom are also located on this floor, with the upper-level bathroom featuring a large vanity and updated light fixtures that add a touch of contemporary style. Additional highlights include a new hot water tank installed in 2024, ample storage under the stairs, and a large crawl space offering even more storage options. The attached single garage adds further value and security, while the pet-friendly complex ensures everyone in the family is welcome. With snow removal and yard work covered by the condo fees, you can enjoy a truly maintenance-free lifestyle. Situated close to schools, shopping, public transit, and a variety of amenities, this property offers both comfort and convenience in one of Lethbridge's most desirable neighbourhoods. Contact your favourite REALTOR® today!