



GRASSROOTS
REALTY GROUP

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**917 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2229244



\$420,000

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,223 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Kitchen Island, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, AC unit, garage door opener with 2 remotes, TV wall mounts, electric fireplace

Welcome to 917 Miners Boulevard W, a stunning half duplex located in highly sought-after Copperwood! This beautifully maintained 2-storey home offers 1,223 sq ft of modern, open-concept living space perfect for first-time buyers, small families, or downsizers. Step into a bright and airy main floor featuring large windows, sleek laminate and tile flooring, and a stylish kitchen with stone countertops, a central island, and stainless steel appliances. The spacious primary suite includes a walk-in closet and private ensuite, offering a comfortable retreat at the end of the day. Two additional bedrooms and another full bath complete the upper level. Enjoy outdoor living in the maintenance-free backyard, complete with a pergola-covered patio — perfect for summer barbecues and evening relaxation. The detached double garage adds convenience and value, while central air conditioning keeps the home comfortable year-round. Located in family-friendly Copperwood, you’re just steps from parks, schools, walking trails, and all westside amenities. This move-in ready home checks all the boxes for style, comfort, and location. Don’t miss your chance to make this your home — Contact your favorite REALTOR® to book your showing today!