



GRASSROOTS
REALTY GROUP

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**17, 45 Keystone Terrace W
Lethbridge, Alberta**

MLS # A2230529



\$267,500

Division:	Copperwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	None	Condo Fee:	\$ 332
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Electric Fireplace
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Welcome to this beautifully designed 3-bedroom, 1.5-bath end unit in Copperwood Villas! Perfectly suited for first-time buyers, investors, or students, this spacious two-level condo features a bright, open-concept main floor with granite countertops, dark maple cabinets, stainless steel appliances, and a cozy electric fireplace. Upstairs offers three generous bedrooms, a full 4-piece bathroom, and convenient upper-level laundry for added ease. Stay comfortable all year with central A/C and a newer hot water tank. Enjoy your morning coffee on the covered northeast-facing deck, complete with bonus heated storage. As an added bonus, the seller is offering a paint credit—allowing you to refresh the home in the color of your choice and truly make it your own. Located in a pet-friendly complex with low condo fees, this home is within walking distance of parks, schools, the YMCA, public library, U of L, ATB Centre, shopping, and more. With thoughtful design, modern upgrades, and an unbeatable location, this home delivers comfort, style, and convenience in the heart of Copperwood. Contact your REALTOR® today for more information or to schedule your private showing!