

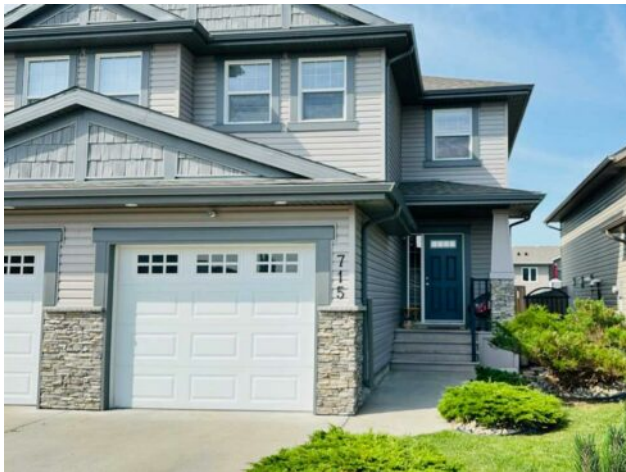


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**715 Silkstone Close W
Lethbridge, Alberta**

MLS # A2240228



\$394,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,293 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-37

Utilities: -

Inclusions: UG sprinklers (as is, unsure if operational)

No condo fees! This duplex has just been freshly painted, cleaned and is move in ready. No getting caught in the rain here when you park in your attached garage and head into your main floor equip with 1/2 bathroom right off the entry, leading into your open concept kitchen, dining and living. Upstairs offers 3 bedrooms, 4 pc ensuite with an additional 4pc bathroom. The basement houses your laundry area, storage and is open for future development with bathroom plumbing in place. Enjoy summer bbq's in your fully fenced backyard with 2 tier deck. Don't forget to take in what Copperwood has to offer, from schools, to parks, to ponds, to the community garden, not to mention the convenience of being located walking distance to shopping, the YMCA/Cavendish Center, dentist, restaurants, etc. Check out the virtual tour and contact your agent for a viewing today!