



GRASSROOTS
REALTY GROUP

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8, 1232 Keystone Road W
Lethbridge, Alberta

MLS # A2240626



\$329,737

Division:	Copperwood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	963 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.36 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 203
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer

This 963 sq ft condo offers a practical layout with 3 bedrooms and 3.5 bathrooms. Built with functionality in mind, the home features two primary bedrooms, each with its own ensuite, providing privacy and flexibility. The main floor includes a living room and an open kitchen with sufficient storage and prep space. A half bath is conveniently located on this level as well. The upstairs level hosts two of the bedrooms, both with private bathrooms. The basement has been completed with an additional bedroom and full bathroom, offering added space for guests or home office use. Low condo fees add to the appeal of this property by helping minimize ownership costs. This condo is located close to key amenities. Chinook High School is nearby, convenient for families with school-aged children. Troy's NOFRILLS is also close, making grocery shopping accessible. The University of Lethbridge is within convenient reach, making it a potential fit for students or staff. The neighborhood is close to shopping and restaurants, offering convenience for daily needs and leisure. With easy access to schools and essential services, this home fits a variety of lifestyles.