



GRASSROOTS
REALTY GROUP

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4, 233 Silkstone Road W
Lethbridge, Alberta

MLS # A2246210



\$319,900

Division:	Copperwood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,051 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 202
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions:	N/A
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Welcome to this beautifully maintained 2-story townhouse condo, perfectly located in the quiet and desirable community of Copperwood. This home offers the ideal blend of comfort, functionality, and space for modern living. This home features 2 sets of laundry and each room has its own ensuite, making this a fantastic room by room rental. Upstairs, you’ll find two generously sized bedrooms, each featuring its own private ensuite bathroom, providing comfort and privacy for family or guests. A convenient laundry room is also located on the top floor for added ease. The main floor boasts an open-concept layout, perfect for entertaining or relaxing with family. The bright and spacious living area flows seamlessly into the dining and kitchen space, and a 2-piece powder room adds convenience for guests. Downstairs, the finished basement includes a versatile rec room, a full 4-piece bathroom, and an additional laundry room, offering great potential for in-law or guest use, hobbies, or a home office. Step out back to enjoy your own patio space, which opens directly to a large, green common area—ideal for kids, pets, or simply enjoying the outdoors. Whether you’re a first-time buyer, downsizer, or investor, this well-appointed home has it all in a location you’ll love!