



GRASSROOTS
REALTY GROUP

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

**733 Twinriver Loop W
Lethbridge, Alberta**

MLS # A2247489



\$749,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,103 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Pie Shaped Lot, Tre		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Fiberglass

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 7 theater seats and 85' TV in movie room

For more information, please click the "More Information" button. Spacious 6-Bedroom Home with Movie Room, Office & 9,000+ Sqft Lot – Lethbridge, Alberta. Welcome to this exceptional two-storey home in Lethbridge, offering over 3,000 sq ft of beautifully finished living space, a fully developed basement, and a massive 9,000+ sq ft lot packed with outstanding outdoor features. Thoughtfully designed for families, or professionals, this home delivers comfort, space, and versatility in a desirable neighborhood close to schools, parks, and local amenities. The main floor boasts soaring 9-foot ceilings, hardwood flooring, and a modern open-concept layout complete with a cozy gas fireplace. A spacious kitchen features granite countertops, perfect for cooking and entertaining. There's also a main floor office ideal for remote work or study, convenient laundry room, and an attached garage providing secure parking and additional storage. Upstairs, you'll find four generously sized bedrooms and two full bathrooms, including a private ensuite in the primary suite. A dedicated movie room/media lounge adds the perfect space for family movie nights or relaxing with friends. The fully finished basement includes two additional bedrooms, a full bathroom, and a large recreation room—perfect for a home gym, games area, or extended living space. Outside, the property truly shines. The massive lot includes a detached garage/shop (ideal as a man cave or hobby space), a greenhouse, a shed, a private basketball court, and a large back deck—perfect for entertaining or relaxing. With over 50 mature trees, the yard offers both beauty and privacy. Additional highlights include professionally steam-cleaned carpets and immediate possession available. This one-of-a-kind home blends space, style, and functionality for today's modern family. Don't miss

the opportunity to make it yours!