



GRASSROOTS
REALTY GROUP

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**232 Silkstone Bay W
Lethbridge, Alberta**

MLS # A2250301



\$449,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,680 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, range OTR microwave, Dishwasher, washer and dryer

Welcome to Copperwood! This spacious 2-storey family home offers 3 bedrooms and 2.5 bathrooms—perfectly designed for comfort, convenience, and room to grow. Situated at the end of a quiet cul-de-sac close to the new high school and elementary school, this property boasts a rare oversized lot (nearly 90’ across at the back) with mature trees and a large concrete patio—ideal for kids, pets, and outdoor living. Inside, you’ll find a bright, open main floor with large windows and soaring ceilings. The kitchen features dark cabinetry, granite countertops, and stainless appliances, flowing seamlessly into the living and dining areas. Upstairs, a large bonus room over the garage provides the perfect space for family movie nights or a home office. The basement is partially developed, offering plenty of opportunity to customize to your needs. Additional highlights include: Oversized 24’ x 26’ garage Easy access to schools, parks, and Whoop-Up Drive for quick trips downtown This 2008 home is move-in ready with possession available in 30 days (negotiable). Don’t miss this rare chance to own a Copperwood property with both space and style.