



GRASSROOTS
REALTY GROUP

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

**831 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2253625



\$525,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s)		

Inclusions: N/A

Welcome to this stunning 3-bedroom, 2.5-bathroom two-story home in the highly sought-after Copperwood community on the West Side of Lethbridge! As you step inside, you will be greeted by a spacious entryway and soaring ceilings that carry throughout the main floor, creating a bright and inviting atmosphere. Around the corner, the open-concept layout awaits, showcasing a modern kitchen with upgraded appliances, including a gas cooktop and oversized fridge/freezer combo. The kitchen flows seamlessly into the dining and living areas, making it the perfect space for both entertaining and everyday living. Upstairs, a bonus room provides a great separation between the bedrooms and serves as a perfect spot for movie nights or a play area. The large primary suite offers a private 4-piece ensuite and generous walk-in closet, while two additional bedrooms down the hall feature large closets and share another 4-piece bathroom. Outside, the fully landscaped backyard is ready for summer enjoyment with a rear deck, pergola, and full fencing for privacy. Complete with central A/C, this home checks all the boxes. The basement comes undeveloped and is ready for you to add your own touch! Don't miss your chance—call your favourite agent today!