



GRASSROOTS
REALTY GROUP

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**875 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2258638



\$529,999

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage		

Inclusions:	N/A
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Welcome to this 2 storey gem, on a corner lot in the sought after neighbourhood of Copperwood. This 3 bed 3 bath home combines comfort, functionality, and future potential. Designed with family living in mind, this spacious property offers room to grow and spaces to thrive. Amazing kitchen with quartz countertops, gas stove, pantry and a 5 foot wide fridge. Upstairs, you'll find three generously sized bedrooms, each offering a cozy retreat for every family member. The primary suite features its own private ensuite and walk in closet. A large bonus family room on the upper level provides the perfect space for a playroom, or cozy lounge area—ideal for relaxing or entertaining. The unfinished basement is a blank canvas with many opportunity's for future development. The garage is immaculate and has epoxy flooring and gas hook up for a heater. Located close to schools, parks, shopping, and dining, this home is as convenient as it is versatile.