



GRASSROOTS
REALTY GROUP

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**#49, 49 Keystone Terrace W
Lethbridge, Alberta**

MLS # A2262023



\$282,900

Division:	Copperwood		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,023 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Off Street		
Lot Size:	0.38 Acre		
Lot Feat:	Landscaped		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Concrete, Wood Frame

Foundation: Slab

Features: French Door, Granite Counters, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: \$ 317

LLD: -

Zoning: R-75

Utilities: -

Inclusions: Window coverings, tv wall mount, extra interior doors located in the storage closet

This spectacular, main-floor condo unit has been wonderfully maintained and nicely updated!!! As a corner unit, it is a rare find in the beautifully maintained Copperwood Villas complex. The bright sun-filled open floor plan features 3 bedrooms, 2 beautifully appointed 4 piece bathrooms, a top quality kitchen with sprawling granite counter tops, upgraded lighting, 6 included major appliances, a built-in stone faced fireplace, central air conditioning, a newer hot water tank, an external storage room, 2 designated off-street parking spaces, and 2 separate patio spaces that take advantage of morning and afternoon sunshine! Unlike most other complexes, the condo fees include heat, water, sewer, garbage, as well as all condo amenities, exterior maintenance, and reserve fund contributions... electricity averages only \$109 per month! The location is as good as it gets with easy access to Whoop-up Drive, multiple restaurants, shopping and services, the ATB sports complex, schools, and endless parks, playgrounds and walking paths. Your spectacular new home awaits!!!