



GRASSROOTS
REALTY GROUP

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5, 221 Silkstone Road W
Lethbridge, Alberta

MLS # A2264837



\$305,000

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	968 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Asphalt, Assigned, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 202
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions:	N/A
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Welcome to The Club at Copperwood! This fully developed townhome offers exceptional flexibility and value. The main floor features a bright living room, convenient half bath, and an open-concept kitchen, dining, and living area. The kitchen includes plenty of storage, stainless steel appliances, laminate countertops, and access to the back porch. Upstairs, you'll find two spacious primary bedrooms—each with its own ensuite and walk-in closet—plus upper-level laundry for added convenience. The fully developed basement adds even more living space with a third bedroom, another walk-in closet, and a 3-piece bath. Effectively, this home provides three private bedroom suites, making it ideal for investors or anyone looking to offset their mortgage. Residents enjoy access to The Club's amenities, including a fitness centre, and this unit comes with two assigned parking stalls. Whether you're looking for a project that can be brought back to a low-maintenance home or a investment opportunity, this one checks all the boxes!