



GRASSROOTS
REALTY GROUP

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**94 Keystone Terrace W
Lethbridge, Alberta**

MLS # A2266687



\$489,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Air, Underground Sprinklers, Garage Door Opener + Control, Electric Garage Heater

This fantastic 2-storey in an ideal location, is now available and waiting for you! Featuring an open concept main floor with a bright living room, extra large dining area and a kitchen that's perfect for entertaining with its centre island, ample cupboard space and corner pantry. There's laminate throughout the main floor and a 2 piece bathroom as well. Upstairs boasts three bedrooms including a large master bedroom with walk-in closet, 3 piece ensuite and an additional 4-piece bathroom. The basement was thoughtfully developed with a family room, finished laundry room with sink and another bedroom with its own access to the 4-piece basement bathroom. An updated furnace, covered front porch, central air and back deck add to the appeal. The double detached garage has an electric heater and there's still plenty of space in the landscaped backyard. Close to the ATB centre, schools, shopping, dining, parks & more. Do not delay.