



GRASSROOTS
REALTY GROUP

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

**35 Miners Road W
Lethbridge, Alberta**

MLS # A2267466



\$579,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to the Westhill by Stranville Living Master Builder, an award-winning two-storey home model located in the dynamic west Lethbridge community of Copperwood. At just under 1,800 square feet of developed area, this 3 bedroom, 2.5 bath home is terrifically finished in selections made by the builder's skilled interior design team. The main floor includes a beautifully appointed kitchen in an upgraded MDF finish by Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and island with extended eating bar. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. A sleek built-in electric fireplace with wood mantle accents the main floor living room. An 8' sliding glass door exits onto the future deck sitting adjacent to a massive rear window with views of the large rear yard. Upstairs, a large primary bedroom includes a tasteful double sink vanity and a sizeable tiled shower with glass door. Two more ample bedrooms, a 4-piece bathroom, and laundry closet also grace this upper level, but it is the 163 square foot media room that makes it complete. Don't forget about the high efficient mechanical equipment, Low E windows, and spray foam in the rim joists that help keep your heating and cooling costs in check. All the beautiful finishes of the home aside, it is the incredible size of the lot that sets this home apart from every other home on the street. Come by and see what I mean, you'll be happy you did. Pictures contain virtual staging. There's nothing like NEW!