



GRASSROOTS
REALTY GROUP

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**701 Silkstone Close W
Lethbridge, Alberta**

MLS # A2267741



\$424,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,198 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-37
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Hoodfan, Window Coverings, Garage Remote(s), Central AC

Welcome to this beautiful 4-bedroom, 3.5-bathroom half duplex, perfectly blending modern design with thoughtful details. Situated on a corner lot in a desirable and growing neighborhood, this home offers exceptional comfort and convenience — close to all amenities and new developments. Step inside to an open-concept main floor featuring a fully equipped kitchen with sleek finishes, seamlessly flowing into the bright living and dining areas — perfect for entertaining or relaxing with family. Upstairs, you'll find two spacious bedrooms, a full bathroom, and a primary suite complete with a private ensuite and walk-in closet. The fully finished basement provides additional living space, a fourth bedroom, another full bathroom, and convenient laundry access. Outside, enjoy your large backyard with a private putting green(!), and garden area, ideal for both fun and relaxation. The home also features custom exterior lighting, underground sprinklers, and central air conditioning for year-round comfort. The attached double garage offers plenty of space and includes a 240-amp electrical service—perfect for EV charging or workshop needs. This property truly has it all — modern style, functional design, and outdoor living that stands out.