



**GRASSROOTS**  
REALTY GROUP

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

3, 189 Silkstone Road W  
Lethbridge, Alberta

MLS # A2271604



**\$300,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Copperwood             |        |                   |
| Type:     | Residential/Triplex    |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,114 sq.ft.           | Age:   | 2009 (16 yrs old) |
| Beds:     | 2                      | Baths: | 2                 |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | -                      |        |                   |
| Lot Feat: | Landscaped             |        |                   |

|             |                                   |            |        |
|-------------|-----------------------------------|------------|--------|
| Heating:    | Forced Air                        | Water:     | -      |
| Floors:     | Carpet, Laminate, Vinyl           | Sewer:     | -      |
| Roof:       | Asphalt Shingle                   | Condo Fee: | \$ 174 |
| Basement:   | None                              | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding               | Zoning:    | R-75   |
| Foundation: | Poured Concrete                   | Utilities: | -      |
| Features:   | Laminate Counters, Open Floorplan |            |        |

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

Take a look at this perfectly located condo - a part of the Club at Copperwood! This condo is a main floor unit, spanning just under 1,200sqft of living space and meticulously cared for. A modern kitchen that is fully equipped with stainless steel appliances, open floor concept with a large living room and high ceilings! The bedrooms were well thought out in this build. The Master bedroom has a walk in closet and ensuite bathroom. The second bedroom, quite generous in size, is a jack and jill with the main bathroom in the home! Finish off this property with air conditioning, updated Hot Water tank in 2021, the covered deck and a single attached garage for extra storage, parking your vehicle during the snowy months, or both! The beautiful finishes with the brick on the exterior with a modern colour pallet are sure to be the cherries on top! Enjoy maintenance free condo living, all on 1 level today!