



GRASSROOTS
REALTY GROUP

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**126 Silkstone Road W
Lethbridge, Alberta**

MLS # A2272137



\$449,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, stove, dishwasher, microwave, hood fan, washer, dryer, window coverings, A/C, U/G sprinklers (as is), garage door opener

Step into this bright and spacious 2-storey home in Copperwood, perfectly positioned near schools, parks, and all your daily conveniences. Offering just over 2,000 sq. ft. of total living space, this property sits on a fully fenced and landscaped lot with a double detached garage and paved back lane access. The main floor features a bright, open layout with a comfortable living area and a generous kitchen and dining space, complete with a gas stove and ample cabinetry. Upstairs you'll find three bedrooms, including a well-sized primary bedroom with excellent closet space and a full 4-piece ensuite. The fully developed lower level adds even more flexibility with an additional bedroom, full bathroom, and a spacious family room, perfect for guests, hobbies, or extra living space. Designed with a practical layout and ample space, this home provides an excellent foundation for a variety of lifestyles. Outside, enjoy underground sprinklers, a large detached garage, and room to add additional parking if needed. Message your favourite REALTOR® to view today!