



**GRASSROOTS**  
REALTY GROUP

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**306 Twinriver Road W  
Lethbridge, Alberta**

**MLS # A2273382**



**\$495,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Kitchen Island, Pantry, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Curtain Rods, Pergola

This beautiful West Lethbridge home has a perfect layout for busy families and an ideal location in a quiet neighborhood close to schools and parks! Step up the front lane past the double attached garage and you'll enter into a front foyer nestled between a laundry room, closet space, and a two-piece bath. Through a small hallway, the space opens up into an L-shaped kitchen with a large corner pantry, extensive cupboard space, and a huge central island with a sink and dishwasher. The dining area is surrounded by large windows, letting in tons of sunlight which extend into the spacious living room with a corner fireplace, making a perfect layout for holiday hosting or relaxing solo. Upstairs, two bedrooms and a four-piece bath can be found alongside a large primary bedroom with a four-piece ensuite bath, walk-in closet, and French doors out to an upper balcony where you can soak up the sun in the warmer months. In the basement, you'll find a bedroom, large rec room, three-piece bath, and plenty of storage, creating the perfect spot to set up a homework room, home office, home theatre, or craft room. Bring your imagination and make this space your own! The backyard will be a hit for anyone who loves summer entertaining, with a rear deck kept cool and shady by a pergola and connected upper balcony, a hot tub, and an inviting lawn below with young trees and plenty of space for the kids to play. If a home with a smart layout and a great location sounds like the place for you, give your REALTOR® a call and book a showing today!