



**GRASSROOTS**  
REALTY GROUP

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**815 Miners Boulevard W  
Lethbridge, Alberta**

**MLS # A2274137**



**\$524,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Microwave

Welcome to 815 Miners Blvd, a beautifully designed 4-bed, 3.5-bath two-storey home in the heart of sought-after Copperwood. This family-friendly neighbourhood is known for parks, pathways, great schools, and quick access to everything West Lethbridge has to offer. Step inside to an inviting main floor featuring an open-concept layout with large windows that fill the space with natural light. The kitchen is set up for everyday living and entertaining, complete with great cabinet storage, an island, and a seamless flow into the dining and living areas. With a main-floor bathroom adding function and convenience to the layout. Upstairs, you'll find three spacious bedrooms, including a comfortable primary suite with a walk-in closet and private ensuite. The upper level also features a family room and a full bathroom for the kids or guests. The basement is fully developed with a fourth bedroom, another full bathroom, and a cozy family room the perfect setup for movie nights, a play zone, or a teen hangout. Enjoy the outdoors in your private backyard, whether you're relaxing with a morning coffee or hosting summer BBQs. With a double attached garage, air-conditioned comfort, and a location close to shopping, the YMCA, and the new elementary school, this one checks the boxes for modern family living. If you've been waiting for a well-kept home in one of West Lethbridge's favourite communities this is it!