



GRASSROOTS
REALTY GROUP

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**815 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2274137



\$524,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

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!