



**815 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2274137



\$519,900

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|------------------|------------------------|---------------|-------------------|
| 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 | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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!