



**645 Silkstone Point W
Lethbridge, Alberta**

MLS # A2276668



\$385,000

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	799 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: plumbed in water cooler, vacu-flo with attachments, window coverings, a/c, shed, washer/dryer, fridge, stove, dishwasher

Copperwood Family Living – First Time on the Market! Welcome to this well-maintained 4-level split half duplex located in the desirable Copperwood family community in Lethbridge, Alberta. Offered for the first time by the original owner, this home has been fully builder-developed and offers over 1,550 sq. ft. of finished living space, providing plenty of room for comfortable everyday living. The thoughtful 4-level split layout creates a bright and functional flow with multiple living areas, making it ideal for families, entertaining, or simply enjoying a bit of extra space. Pride of ownership is evident throughout the home. Upgraded newer appliances, a double oven stove, a beverage drawer fridge, and even a plumbed in water cooler. Step outside from your ground level family room to enjoy a private, fully fenced yard, perfect for kids, pets, or relaxing evenings. The spacious deck is ideal for summer BBQs and outdoor gatherings, while the storage shed adds convenient extra space for tools and seasonal items. This tucked away end property in a quiet cul-de-sac is located in the sought-after Copperwood neighbourhood. You’l appreciate the quiet, family-friendly atmosphere while still being close to walking paths and many parks and ponds, schools, community gardens, and close to the awesome YMCA centre, and all the everyday amenities nearby. Highlights: - 4-level split half duplex - Over 1,550 sq. ft. of finished living space - Original owner – first time on the market - Fully builder-developed layout - Private fenced yard - Large deck for outdoor living - Storage shed include - Located in the popular Copperwood family community A fantastic opportunity to own a well-cared-for home in one of Lethbridge’s most welcoming neighbourhoods. Don't miss out on this great opportunity - call your real estate agent today!