

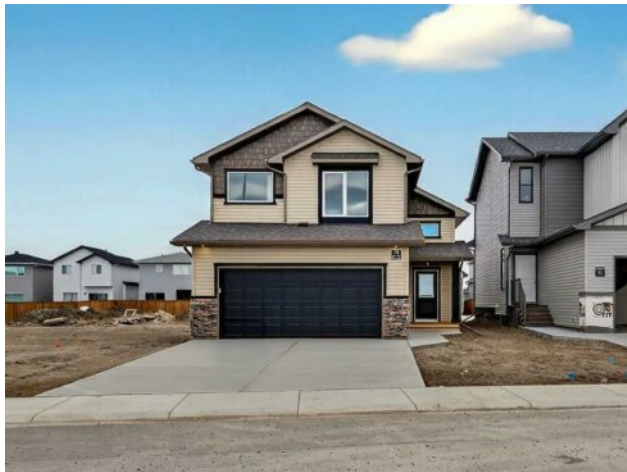


**GRASSROOTS**  
REALTY GROUP

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**78 Miners Road W  
Lethbridge, Alberta**

**MLS # A2280030**



**\$669,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<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-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Basement: Fridge, Stove, Dishwasher, microwave hoodfan

Welcome to a brand new, legally suited home built by Stranville Living Master Builder, located in one of Lethbridge's most sought-after family neighbourhoods—Copperwood in West Lethbridge. This is a thoughtfully designed property that actually gets suited living right, with key features like two furnaces, separate laundry for each living space, separate parking, and a layout that works just as well for homeowners as it does for extended family or rental income. The bi-level design creates an impressive main living space, highlighted by vaulted ceilings that immediately give the home a sense of scale and openness. The kitchen is a true focal point, finished with quartz countertops, Stranville's signature panelled Fisher & Paykel fridge, an induction cooktop, built-in oven and microwave, and a panelled dishwasher that blends seamlessly into the cabinetry for a clean, high-end look. Adjacent to the kitchen, the dining area is bright and inviting, with sliding glass doors that open onto the deck, making it easy to enjoy the outdoors or plan future entertaining. Just off the dining area, the living room is framed by chalet-style windows that flood the space with natural light and add to the overall grandeur of the main floor. This level also includes two spacious bedrooms and a well-appointed four-piece bathroom, making it ideal for families or guests. The primary bedroom is set apart on its own level, offering privacy that's rarely found in a legally suited home. It features a generous walk-in closet and a standout ensuite with dual vanities and a tiled walk-in shower—an upgrade that truly elevates the space. Adding even more functionality is a full-size laundry room on this level, complete with a wash bay, a practical detail that's easy to appreciate once you have it. The legal suite is accessed through a separate rear entrance, conveniently located just past the rear

parking pad. Downstairs, you'll find a large living area, a functional kitchen finished with quartz countertops and stainless steel appliances, two spacious bedrooms, and a four-piece bathroom. The layout is bright, comfortable, and designed to feel like a true secondary home rather than an afterthought. Set in Copperwood, close to schools, parks, walking paths, and everyday amenities, this legally suited property offers flexibility, quality construction, and long-term value in one of West Lethbridge's best neighbourhoods. This home is virtually staged, and included in the price is a 10-year new home warranty and GST.