



GRASSROOTS
REALTY GROUP

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**802 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2281137



\$510,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This well-designed two-storey home is located in the popular Copperwood neighbourhood and offers a practical layout with room for the whole family. Featuring 3 bedrooms upstairs, a fully developed basement with a fourth bedroom, and 3.5 bathrooms, this home checks all the boxes for comfortable family living. The main floor offers open living and dining spaces, while the basement adds valuable extra room for guests, a home office, or a growing family. Additional features include a double attached garage, central air conditioning, upstairs laundry, a walk-in closet and ensuite in the primary bedroom, and a fully fenced yard. With no neighbours to the rear and backing onto open space, this home offers added privacy while still being close to schools, parks, walking paths, and west-side amenities. Ideally positioned in one of Lethbridge's most desirable family communities.