



**139 Firelight Way W  
Lethbridge, Alberta**

**MLS # A2285701**



**\$494,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** FRIDGE, GAS RANGE, MICROWAVE, HOODFAN, D/W, A/C, GARAGE DOOR OPENER, WINDOW COVERINGS, GARAGE CUPBOARDS, WASHER, DRYER, SHED, U/G SPRINKLERS

Welcome to this fully developed 3-bedroom, 3-bathroom home WITH a bonus room, nestled in the highly sought-after community of Copperwood. Thoughtfully designed and move-in ready, this home features an attached garage and an east-facing private yard&mdash;perfect for morning coffee, evening unwinding, or entertaining friends (even on those breezy days!). The finished basement adds fantastic flexibility, offering the ideal space for a home gym, cozy family room, office, or a comfortable retreat for overnight guests. Located just steps from the lake and scenic walking paths, you&rsquo;ll love the balance of nature and convenience. With schools, shopping, parks, and everyday amenities all nearby, this is a location you won&rsquo;t want to miss. Do yourself a favour and watch our video, do a drive by, get your pre-approval ready&mdash;and then add 139 Firelight Way to your must-see list ASAP!