



**406 Twinriver Road W
Lethbridge, Alberta**

MLS # A2290987



\$534,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s)

Inclusions: Stove, 2 fridges, 2 dishwashers, 2 microwaves, all blinds, TV mount, garage door remote, treadmill, A/C, washer, dryer, all the patio furniture, basement bedroom wardrobes, 2 bed frames in the basement.

Welcome to this beautifully built Ashcroft home located in the highly desirable community of Copperwood in Lethbridge, Alberta. Offering 5 bedrooms and 3.5 bathrooms, this thoughtfully designed home features a unique layout that stands out from typical floor plans while providing excellent functionality for family living. One of the standout features of this location is its safe and convenient access to the nearby elementary school, which can be reached entirely by sidewalk from the home without needing to cross any roads, making it especially appealing for families with young children. The property is also close to parks, walking paths, shopping, and the nearby YMCA. The main level features a bright open-concept design ideal for both everyday living and entertaining. The sunken living room creates a warm and inviting space with built-in shelving and a cozy gas fireplace. The kitchen is designed for those who enjoy cooking and hosting, featuring new appliances, additional Carefree cabinetry, a dedicated coffee bar, and expanded storage solutions that add both style and functionality. Step outside to the oversized 20' x 12' deck, perfect for relaxing or entertaining. The deck includes a privacy wall, built-in flower and garden boxes, and practical under-deck storage that maximizes outdoor usability. The 20' x 22' detached garage is insulated, finished with particle board, and equipped with 110-volt power, making it ideal for parking, storage, or use as a workspace. The basement was fully developed in 2018, adding excellent versatility with two additional bedrooms, a summer kitchen, and extra living space that can be ideal for extended family, guests, or potential rental use. The basement flooring was upgraded with DMX One Step 2.0 LVT underlayment, providing waterproof protection and improved comfort. Additional upgrades include Rockwool

Safe’n’Sound stone wool insulation, which is non-combustible, water-resistant, fire-resistant, and provides excellent sound absorption. This well-maintained and thoughtfully upgraded home offers quality construction, excellent storage, and a fantastic family-friendly location in Copperwood.