



**8, 213 Silkstone Road W
Lethbridge, Alberta**

MLS # A2293010



\$334,900

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,191 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: Pool Table

Move-in ready end-unit townhome in the westside community of Copperwood! This well-maintained property offers a functional layout and the convenience of low-maintenance condo living. The upper level features two spacious primary bedrooms, each complete with its own 4-piece ensuite and walk-in closet, making it an ideal setup for roommates, guests, or shared living. The main level includes a comfortable living room, dining area, kitchen, and a convenient 2-piece bathroom, creating a practical space for everyday living. The basement is currently undeveloped but has been set up as a pool table area, offering a great space for games, entertaining, or additional storage. The pool table will remain with the home, making it a fun bonus for the new owners. Being an end unit with no neighbours behind provides added privacy and extra natural light. Additional features include central air conditioning, a single attached garage, driveway parking, and a patio to enjoy outdoor space. Located in the family-friendly community of Copperwood, this home is close to schools, parks, walking paths, and westside amenities.