



**3, 149 Silkstone Road W  
Lethbridge, Alberta**

**MLS # A2295431**



**\$279,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Stove, Stacked Washer and Dryer, All window coverings including curtains, rods and blinds, Box Spring/Bed frame, 2 x mattresses in basement, Garage door opener,

Great opportunity for a first-time home buyer, investor, or parents with children attending the university! This well-maintained two-bedroom, two-bathroom condo is located in the desirable Copperwood neighbourhood at Lacey Ridge. Recent updates include vinyl plank flooring, a hot water tank (approximately 2 years old), newer appliances (2022), and a new garage door opener. The functional layout offers a spacious bedroom and full bathroom on the main level, conveniently located just off the attached garage—perfect for a roommate or tenant seeking privacy. The second level features the primary bedroom with a full bath, along with an open-concept kitchen, dining, and living area. The kitchen is equipped with stainless steel appliances, ample cabinetry, and an island ideal for food prep and entertaining. This unit includes a single attached garage, a driveway for additional parking, and access to visitor parking. Condo fees are just under \$275/month and cover common area maintenance, insurance, professional management, reserve fund contributions, snow removal, and garbage services. Ideally situated close to shopping, restaurants, pharmacies, and the YMCA, this condo offers both convenience and comfort. Contact your favourite REALTOR® today to book a showing!