



**721 Silkstone Close W
Lethbridge, Alberta**

MLS # A2297434



\$375,000

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	811 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	N/A		

Functional, Adorable & Affordable! Welcome to this well-maintained half duplex in the highly desirable Copperwood subdivision. Step inside to a bright, inviting entry with soaring vaulted ceilings that create an open, airy feel. The main floor features a functional open-concept layout connecting the kitchen, dining, and living areas—perfect for everyday living and entertaining—complete with durable NEW vinyl flooring and a convenient bathroom for guests. Upstairs, overlooking the main living space, is a spacious primary bedroom located above the garage for added privacy. The fully developed lower level offers two additional bedrooms, a full bathroom, and plenty of storage. Cozy carpet throughout the bedrooms and basement adds warmth and comfort. Additional highlights include an attached garage, updated hot water tank, and new kitchen appliances. Best of all, this is not a condo—you own the land with no condo fees. Located on a quiet, low-traffic street in a family-friendly neighbourhood, you’re just minutes from schools, parks, and the YMCA. Don’t miss this one!