



**755 Silkstone Close W
Lethbridge, Alberta**

MLS # A2303320



\$399,900

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|------------------|---|---------------|-------------------|
| Division: | Copperwood | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 830 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Low Maintenance Landscape, Private | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-37 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, Tankless Hot Water, Walk-In Closet(s) | | |

Inclusions: N/A

Great opportunity for first time buyers or investors. This fully developed 3 bedroom, 3 bathroom half duplex has been meticulous maintained and is close to schools, pools, parks and shopping. Upgrades include: Quartz Countertops through-out and glass tile backsplash, newer appliances, hot water on demand (tankless), central air conditioning and new sump pump. Enjoy relaxing evenings and bbq's on the oversized deck which is directly off the walk-out kitchen and living room. True pride of ownership is evident through out this home.