



**31, 47 Keystone Terrace W
Lethbridge, Alberta**

MLS # A2303566



\$289,000

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer/Dryer, Window coverings, Wardrobes in bedroom, Murphy bed, Closet Organizers

This main floor end unit condo at Copperwood Villas is bright, beautiful, and in move-in ready condition. The open floor plan features 3 bedrooms, 2 full bathrooms, laundry, front and back outdoor sitting areas, and a beautiful kitchen with granite countertops. All the appliances are included (the dishwasher and fridge are both less than a year old), plus there is a built-in stone fireplace, AC, a newer hot water tank, and an external storage room. This condo also has 2 parking spots assigned, rare for a condo in Lethbridge. The condo fees include gas, water, sewer, garage, exterior maintenance, and reserve fund contributions. Just pay for your electricity and Internet. The location is excellent. It's walking distance to shopping, restaurants, the ATB centre, and schools. You can walk to parks, or enjoy the private playground. The condo is vacant, freshly painted, and a quick possession is possible. Call your favorite REALTOR today to book a viewing.