



**821 Silkstone Close W
Lethbridge, Alberta**

MLS # A2304227



\$364,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	765 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, AND WINDOW COVERINGS/BLINDS.

Welcome to 821 Silkstone Close W—an inviting half-duplex with no condo fees, a functional layout, and thoughtful features throughout. The bright main floor features vaulted ceilings and a spacious kitchen with stainless steel appliances, a corner pantry, and island—perfect for everyday living and easy hosting. You’ll also find a full bathroom and a versatile upper bedroom that works beautifully as a home office, guest room, or quiet retreat. Downstairs offers two generous bedrooms, including a primary suite with a large walk-in closet and a dual-access 5-piece bathroom with double vanity—designed for everyday comfort and convenience. Step outside to your own private, fenced backyard with a deck—an ideal spot for pets or to unwind at the end of the day. The double parking pad offers plenty of space now, with future garage potential if desired. Located just minutes from the Crossings, schools, parks, and the YMCA, this home makes day-to-day living a breeze. Don’t miss your chance to make it yours!