



**786 Silkstone Close W  
Lethbridge, Alberta**

**MLS # A2126610**



**\$320,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer and all blinds

Welcome to 786 Silkstone Close W! This charming two-story, 3 bedroom, 2.5-bathroom duplex is situated in a desirable location on the west side of Lethbridge. The main level boasts an inviting open floor plan, seamlessly integrating the living room and kitchen areas. This layout enhances the sense of space and functionality, ideal for modern living and entertaining guests. Upstairs, you'll find all three bedrooms, including the primary bedroom featuring a convenient 4-piece ensuite bathroom for added comfort and privacy. The unfinished basement provides an exciting opportunity for creativity. Transform this space into a recreation room, home office, or additional living area to suit your lifestyle and needs! Step outside to enjoy the private backyard featuring a rear deck, perfect for relaxing outdoors and hosting gatherings. An off-street parking pad adds convenience and ease. Located close to a wealth of amenities on the west side of Lethbridge, including shopping, dining, schools, and recreational facilities, this property offers both comfort and convenience. Don't miss out on the chance to make this well-appointed duplex your new home. Contact your favourite Realtor today!