



**926 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2127451



\$539,000

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|------------------|---|---------------|------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,305 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | No Neighbours Behind, Landscaped, Underground Sprinklers, Private | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed, Vinyl Siding, Wood Frame | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Air Conditioner, Murphy Bed, Hood Fan, All Blinds, Garage Door Opener and Remote, U/G Front Sprinklers, Microwave, Bio-fuel Fireplace, heater on deck.

Welcome to your dream home in the serene community of Copperwood! This 3 bedroom, 3 bathroom property balances modern elegance with functional design, and is move-in ready! Step inside to discover modern finishes, where vaulted ceilings and an open-concept layout create a spacious, airy ambiance. The inviting fireplace serves as the heart of the living area, perfect for cozy gatherings. Culinary enthusiasts will fall in love with the chef’s kitchen, featuring top-of-the-line stainless steel appliances, including gas stove, a tiled backsplash, and a convenient pantry. The main floor also features one bedroom and a 4-piece bathroom, providing flexible living options for guests or family members. Upstairs, the main bedroom retreat is your personal sanctuary, complete with a vaulted ceiling, a generous walk-in closet, and a 5-piece ensuite (with double sinks). The convenience of having the laundry facilities just outside your bedroom door adds to the thoughtful design of this home. Downstairs, the bright, finished basement extends your living space, featuring a large recreation room, an additional bedroom, and a 3-piece bathroom, perfect for accommodating guests or creating a private entertainment zone. Outdoor living is equally impressive, with a wooden deck off of the dining room offering breathtaking views of prairie fields as far as the eye can see. The fully fenced private backyard is your oasis, beautifully landscaped with perennials and entertainment-ready with a firepit and patio area. The attached two-car garage provides ample parking and storage. Situated in the quiet residential area of Copperwood, you’ll enjoy close proximity to green spaces, parks, and a variety of amenities. Don’t miss the opportunity to make this stunning property yours! Call your Realtor to book your tour.