



**922 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2134169



\$619,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	2021 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Double fridge, oven, microwave, gas range, dishwasher, washer & dryer (negotiable), water softener, window coverings, A/C, garage door opener & remotes

Calling all large, blended or multi-generational families! Loads of space and better than new. Almost 3,000 square feet of living space in this exquisite six-bedroom, four-bathroom home with an office, double garage, and picturesque mountain views. The sunlit interiors reveal a spacious kitchen with double fridge, walk-through pantry, and delightful coffee bar. Revel in the serenity of abundant natural light and a private backyard with no rear neighbors. The upper level presents 4 generously sized bedrooms, including a luxurious primary suite, while the basement offers 2 more bedrooms and a family room that's set up for a theatre room. Adorned with \$25,000 in premium Hunter Douglas window coverings, including blackout and motorized blinds. Nestled just moments away from Copperwood Elementary School, the shopping and dining in the Crossings, the YMCA, and the Cavendish Farms Centre. Load up the family and your favourite REALTOR® to come see this place today.