



**427 Miners Chase W
Lethbridge, Alberta**

MLS # A2138715

\$629,900



Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,569 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement: Fridge, oven, fridge, microwave

Welcome to this exceptional legally suited home in Copperwood, one of Lethbridge's premier family communities. Built by the renowned Stranville Living Master Builder, this Lannark plan offers the luxurious feeling of a single-family build with the added benefit of a legal suite, designed to minimize interaction between the two units thanks to separate entrances and laundry facilities. The main level features a beautifully upgraded kitchen with a paneled fridge, dishwasher, induction cooktop, built-in oven and microwave, and sleek quartz countertops throughout. The primary bedroom is a true retreat, complete with a large walk-in closet and a luxurious 4-piece ensuite with a walk-in tiled shower. The legally suited basement stands out with its own entrance at the back of the home and a dedicated parking pad. This space includes an open concept living and kitchen area, a 4-piece bathroom, private laundry facilities, and an additional bedroom. Each unit is equipped with its own furnace, ensuring comfort and efficiency, and the home is serviced with a 200 amp electrical system. This home offers a unique opportunity to enjoy the elegance of a single-family home while benefiting from the potential extra revenue of a long-term rental or lucrative Airbnb. Don't miss your chance to own this versatile and stylish property in one of Lethbridge's best communities.