



**682 Twinriver Crescent W  
Lethbridge, Alberta**

**MLS # A2146715**



**\$509,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge (as is), Stove, Dishwasher, Microwave Hood-fan, All Window Coverings, A/C, 2x Garage Remotes, Gem Stone Lights (Exterior), 1x Tv Mount, Washer, Dryer, Floating Shelves, Nest thermostat, Drying rack (Laundry room).

Discover the inviting charm of 682 Twinriver Crescent W in Lethbridge! A spacious and well-appointed residence offering comfort and functionality across its expansive 1,401 square feet of living space. This five-bedroom, three-bathroom home is meticulously designed to cater to modern family lifestyles. Upon entering, you are welcomed into an open floor plan that seamlessly integrates the kitchen, dining area, and living room. The kitchen is a focal point, featuring modern amenities and ample counter space, ideal for culinary enthusiasts and gatherings alike. The main floor also hosts the primary bedroom, providing a private retreat complete with a convenient 3-piece ensuite bathroom. Ascend to the upper level where two generously sized bedrooms await, complemented by a well-appointed 4-piece bathroom, ensuring comfort and convenience for family members or guests. The lower level boasts a walkout basement, expanding the living space to accommodate a cozy family room, perfect for movie nights or relaxation. Additionally, two more bedrooms offer versatility, alongside a dedicated laundry room and another 4-piece bathroom, enhancing the home's functionality. Practicality meets convenience with a big attached double garage, ensuring ample space for vehicles and storage. Outside, the backyard is a haven with a beautiful deck and a patio area, providing an ideal setting for summer entertainment and relaxation. The spacious yard further invites outdoor activities, making it an ideal playground for children and pets alike. 682 Twinriver Crescent W in Lethbridge is more than just a home; it's a testament to modern living with its thoughtful design, ample space, and versatile amenities, catering to the needs of discerning homeowners seeking both comfort and style. Contact your favourite Realtor today!