



**843 Silkstone Close W
Lethbridge, Alberta**

MLS # A2146998



\$324,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,124 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, solar panels

Welcome to this charming 4-bedroom, 1.5-bath duplex that beautifully blends comfort and sustainability. Located within walking distance to schools, parks, grocery, restaurants and shopping, this home is ideal for families, students and investors. The main floor features a bright and airy space, illuminated by large windows that flood the home with natural light. The beautiful open kitchen overlooks your large living and dining space that showcases your fully fenced and landscaped backyard complete with a private deck as well as a rear parking pad for a future garage. Back inside on the upper level you will find three large bedrooms. The massive primary bedroom has loads of space for a king sized bed, bedroom furniture as well as a huge walk in closet. Two additional bedrooms, a full bath and ample closet space complete this level. The finished basement has another large living space, a FOURTH bedroom, loads of storage, full laundry room and a rouged in bathroom ready for its final touches. Finally, this home is thoughtfully equipped with a 3.35KWH SOLAR PANEL SYSTEM complete with critter guard fencing, providing energy efficiency and reduced utility costs. Perfect for families or those seeking a balance of style and eco-friendly living, this duplex is a true gem.