



**995 Miners Boulevard W  
Lethbridge, Alberta**

**MLS # A2156222**



**\$429,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Built in microwave

Nestled in the sought-after neighborhood of Copperwood in Lethbridge, this semi-detached 2-storey home is the ideal place for families or first-time buyers looking to settle down in a friendly and vibrant community. With schools, amenities, and picturesque walking paths just moments away, you'll find everything you need within reach. Step inside and be greeted by an open-concept main floor that's both inviting and functional. The kitchen, a true focal point, boasts modern upgrades, including a built-in microwave and oven, a gas cooktop, and ample storage space. The spacious island seamlessly connects the kitchen to the dining and living areas, making it perfect for entertaining or enjoying family meals. Also on the main floor is a versatile office or flex space, ideal for remote work or as a cozy reading nook. Upstairs, you'll find three bedrooms, including a primary suite that offers a tranquil retreat. The primary bedroom features a walk-in closet and a private ensuite bathroom, providing the perfect blend of comfort and convenience. The upper level also includes a full 4-piece bathroom and an upper-level laundry room, adding to the home's practical layout. The basement is a blank canvas, ready for your personal touch. With potential for a fourth bedroom, an additional family room, and a third full bathroom, the possibilities are endless. Plus, the home is equipped with central air conditioning to keep you comfortable year-round. This home is still under warranty, giving you peace of mind as you move into your new space. Located in the heart of Copperwood, you'll enjoy easy access to local amenities, the YMCA, schools, parks, and beautiful walking paths. Don't miss this opportunity to own a newer home with all the modern upgrades you've been searching for.