



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**390 Miners Chase W
Lethbridge, Alberta**

MLS # A2158273



\$519,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,635 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: Shed, garage heater

Welcome to the perfect family home located in the desirable community of Copperwood. This property has been completely finished from top to bottom and updated with top quality fixtures, appliances, toilets and more. Looking for a newer home that is not your basic builder grade level? Look no further because this meticulously cared for 2020 built home has it all, including the remainder of the Alberta New Home Warranty. Unlike the brand new options, this property comes with a fully fenced and landscaped backyard, brand new back deck, high end window coverings, large garage heater, upgraded hot water tank (80 gallons), brand new high level appliances and A/C! This layout is ideal for a family with the main floor boasting a nice big kitchen with a walk through pantry, quartz countertops, dining area, half bathroom and a spacious living room. Upstairs features two secondary bedrooms, a full 4 piece bathroom, a large family room, and of course a well appointed primary suite that has a walk in closet and a 3 piece ensuite. The fully finished basement has a large rec room that would be perfect for movie nights, a fourth bedroom and a four piece bathroom. The attached heated double garage provides ample space for parking and storage. Located just steps away from Coalbanks Elementary, parks, playgrounds and walking trails this property is a must see!