



**422 Twinriver Road W
Lethbridge, Alberta**

MLS # A2160108



\$515,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Yard Lights, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Primary Downstairs, Skylight(s), Walk-In Closet(s)		
Inclusions:	Pond pump		

Introducing the Ashcroft Jorgensen model, a stunning modern home built in 2010 that offers both style and functionality. This unique property features numerous upgrades, including a full finished, heated double garage with alley access and a maintenance-free backyard. The two-story design is ideal for family living, boasting an open concept main floor. Here, you'll find a cozy living room with a fireplace, a dining area with elegant built-in cabinetry, and a kitchen equipped several new appliances. A convenient 2-piece bathroom completes this level. Upstairs, the home features two well-sized bedrooms, a full 3-piece bathroom, and a master bedroom with a walk-in-closet and a luxurious double-sink ensuite. The fully developed basement enhances the home's appeal with a family room and built-in entertainment center, a laundry room, a full 3-piece bathroom, and two additional bedrooms. The backyard is perfect for relaxation and entertainment, featuring a deck, a hot tub surrounded by a bar ledge and pergola, and a serene Rock Fountain. The front yard is beautifully landscaped with trees and flowers, and both the front and back yards benefit from underground sprinklers and drip lines. This exceptionally well-kept, smoke-free family home is ideally located just around the corner from Coalbanks Elementary School and Coalbanks Park. A must-see for those seeking a blend of modern amenities and convenience! Call your favorite REALTOR®; today to book your showing!