



**799 Silkstone Close W
Lethbridge, Alberta**

MLS # A2165769



\$395,000

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,306 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Underground sprinklers, A/C, Central vac

The perfect first home or investment property in Copperwood! This great duplex is on market for the first time since new! Located close to shopping, schools, bus routes, water features and much more, this property features 3.5 bathrooms, and 4 bedrooms, including 2 primary bedrooms that have their own 4-piece ensuite. You will also find underground sprinklers, A/C and a double attached garage included with this great home. Best of all, NO CONDO FEES! Call your realtor to take a look today. Tenant occupied and notice to show is required.