



**GRASSROOTS**  
REALTY GROUP

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**303 Twinriver Road W  
Lethbridge, Alberta**

**MLS # A2173924**



**\$520,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry		

**Inclusions:** Hot tub, Shed, Central vac Attachments, Security cameras

This open-concept home features a bright living, dining, and kitchen area with deck access. Upstairs, you'll find two bedrooms, a full bath, and a master suite with a 3-piece ensuite and walk-in closet. The walk-out lower level offers a spacious family room with a corner fireplace, laundry, a fourth bedroom, and full bath. A den, rec room and a mechanical room with hot water on demand are located on the fourth level. Outside, enjoy a fully finished detached garage with a gas heater and wall A/C, plus a fenced, low-maintenance yard with artificial turf, custom gemstone lighting, and a relaxing hot tub. Just steps from Copperwood Elementary and close to The Crossings' amenities. Move-in ready!