



**887 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2177113



\$455,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: 5' Fridge/Freezer Combo, Dishwasher, Built-in Oven, Microwave, Range Hood, Gas Cooktop, Washer/Dryer, All window coverings including curtains, rods and blinds, Garage Door Opener, 2 Floating Shelves in half bath, TV mount in Primary, Gazebo, Shed

This stunning residence offers the best of both worlds—enjoy the feel of this like new build while benefiting from established landscaping, a spacious deck, and essential appliances, including a washer, dryer, and air conditioning, all included! Step inside to find an inviting open-concept main floor, featuring a kitchen that everyone will adore! With beautiful white quartz countertops, a built-in microwave and oven, a five-burner gas cooktop, pots and pan drawers, this kitchen is a chef’s dream. The large side-by-side refrigerator adds to the convenience, while a walk-in pantry ensures ample storage for all your culinary needs. As you enter, you’ll be greeted by a cozy bench area and large windows across the back of the home that flood the space with natural light, showcasing views of the beautifully landscaped yard. The expansive deck spans the entire width of the home, making it the perfect setting for entertaining guests on warm summer nights. Additionally, the property includes a charming shed tucked away in the corner of the yard, providing extra storage space. Upstairs, you will find three generous bedrooms, including a primary suite located at the back of the home. This serene retreat boasts a gorgeous en suite bathroom with plenty of counter space and a convenient stacking washer and dryer on the second floor. The main bathroom features a spacious 6-foot tub, perfect for relaxing after a long day. Located in Copperwood, a family-friendly community, this home is close to the elementary schools and a variety of amenities, making it an ideal choice for families. Don’t miss out on this incredible opportunity! Call your favorite REALTOR today to book a showing—this home won’t last long!