



**953 Miners Boulevard W  
Lethbridge, Alberta**

**MLS # A2177268**



**\$375,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Looking for something move-in ready? This half-duplex in Copperwood is just that - a neatly kept 2 storey with "turn-key" written all over it! This modern home boasts a main floor perfectly equipped for entertaining; there's an open concept living, dining and kitchen space with plentiful natural light, quartz adorned kitchen with island for food prep. A convenient powder room for guests, plus a pantry for all your snacks! The upper floor hosts 3 bedrooms, laundry, 2 full bathrooms (including a 5 piece ensuite) and your primary suite even has a well sized walk-in closet. The basement is a great option for storage or further development. Your backyard is fenced and landscaped with a double parking pad, giving your guests more street parking access! Copperwood hosts an abundance of walking paths, parks, lakes and spaces to enjoy and all the while only a minute or two from amenities, schools, library, leisure centres and more!