



**3, 113 Silkstone Road W  
Lethbridge, Alberta**

**MLS # A2177785**



**\$234,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 243
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Blinds

Welcome to this impeccably maintained 2-bedroom, 2-bathroom condo located in the desirable Copperwood neighborhood. This charming home offers a bright, open design that provides both comfort and functionality. From the moment you step inside, it's clear that pride of ownership is evident throughout. This unit features two private entrances, providing convenience and added privacy. You can enter through the front door or directly from your own single detached garage, making this home as practical as it is inviting. The open-concept layout creates a spacious living environment, perfect for both daily living and entertaining guests. The kitchen and living areas flow seamlessly together, and large windows allow natural light to fill the space, making the entire home feel warm and welcoming. For added convenience, this condo includes in-suite laundry, allowing you to take care of chores with ease. The private patio is the perfect spot to relax, complete with a natural gas supply for your BBQ—eliminating the need for propane tanks and making outdoor grilling a breeze. Located in the highly sought-after Copperwood community, this condo boasts an unbeatable location. You're just minutes away from all the amenities you could need, including shopping, parks, bus routes, and the University. Fitness enthusiasts will appreciate being close to the Cor Van Raay YMCA, while those who enjoy nature will find nearby parks perfect for walking or biking. The condo is part of the Legacy at Copperwood community, a professionally managed association that ensures the property is in excellent condition. This well-maintained complex is suitable for all ages and even allows pets with approval, making it a perfect choice for families and pet owners alike. The unit is separately metered for all utilities, offering greater control and cost-efficiency. Additionally, it has

its own furnace and hot water tank, ensuring your home is always comfortable year-round. This condo offers the ideal blend of modern living, a fantastic location, and a well-maintained, pet-friendly community. Whether you're looking for your first home, a low-maintenance property, or simply a great place to live in a vibrant neighborhood, this property is an absolute must-see. Don't miss your chance to own this exceptional condo. Call your favorite REALTOR® to book a showing today!