



**4, 221 Silkstone Road W  
Lethbridge, Alberta**

**MLS # A2179734**

**\$285,000**



<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Underground Sprinklers		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 202
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 2 Portable A/C units

It's time you relax and enjoy a carefree lifestyle that comes with condominium ownership. This low maintenance property in The Club at Copperwood, is affordable and conveniently located near to schools, shopping, parks, ponds, and the Cavendish Farms Recreation centre. This desirable unit backs directly onto the courtyard greenspace, offers DUAL MASTER SUITES on the upper floor with 4 piece bathrooms in each as well as walk-in closets. The design is fantastic for young professionals or University students. Functional living spaces above grade are complimented by a fully developed basement with a family room and a 3rd 4-pc bathroom. Bonus features include 6 major appliances, A/C units, plus 2 assigned parking spaces right out your front door. There is even a fitness facility onsite that is private to owners and their guests. Condo fees are a very affordable \$202.30/m and PETS ARE ALLOWED. Be sure to check out this exceptional opportunity before its too late!