



GRASSROOTS
REALTY GROUP

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**875 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2180212



\$489,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

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

Inclusions: Fridge/Freezer combo, gas stove, wall oven, microwave, washer, dryer, A/C unit, garage door opener + remote, hoodfan, curtains +rods

This spacious property is a perfect blend of comfort, functionality and opportunity. It offers all the space you need for family living and future growth. Three generously sized bedrooms provide cozy retreats for everyone in the family with the primary bedroom featuring an ensuite for added privacy. Three bathrooms ensure convenience for the whole household. In addition to the three bedrooms upstairs, you'll find a generous bonus family room, providing extra space for a playroom, home theater, or relaxation area. Combined with the main-level living room, this home offers ample room for everyone.. The unfinished basement is a blank canvas, ready to be transformed...the possibilities are endless. Enjoy the added bonus of a backyard big enough for dedicated RV parking. Whether you're an adventurer with an RV or need space for extra vehicles, this feature is a rare find. Conveniently located near schools, parks, shopping and dining. Don't miss the chance to make this versatile property your own.