



**983 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2190379



\$440,000

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,260 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Fridge, Stove, Microwave Hood Fan, Dishwasher, Garage door opener + remote, UG sprinklers, Automatic blinds

This stunning 3-bedroom, 2.5-bath home in Copperwood perfectly blends modern minimalist style with luxury. The spacious open-concept main floor features a sleek built-in electric fireplace, an added bar area, and automated Hunter Douglas blinds throughout. The contemporary kitchen is equipped with premium appliances and a large island for convenience. Upstairs, the primary suite offers a luxurious ensuite with a separate shower. Two additional bedrooms and a full bath complete the second floor. Outside, a double detached garage provides ample parking and storage. This home is in 10/10 condition and ready for you to move in. Located in the desirable Copperwood community with parks and amenities nearby. Call your favourite REALTOR®; today and book a showing.