



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**442 Miners Chase W  
Lethbridge, Alberta**

**MLS # A2196074**



**\$544,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Copperwood             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,673 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <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>   | Concrete, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | RCL |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** None

The "Isla" by Avonlea Homes is the perfect family home. Located in the architecturally controlled community of Copperwood. The main level hosts a notched out dining nook, eating bar on the kitchen island, walk in pantry. Large windows and tall ceilings make the main floor feel very bright and open. Also notice the new look of the flat painted ceilings. Upstairs resides the 3 bedrooms with the master including an en-suite and walk in closet. The ensuite has a large 5 foot walk-in shower and His/Her sinks. Great Bonus room area for the family to enjoy. Bonus room is in the middle of the upstairs giving privacy to the master retreat from the kids bedrooms. Convenience of laundry is also upstairs. The basement is undeveloped but set up for family room, bedroom and another full bath. Located close to school, Park and Play ground. Home is virtually Staged. New Home Warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply