



GRASSROOTS
REALTY GROUP

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**2 Miners Road W
Lethbridge, Alberta**

MLS # A2198998



\$659,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge x2, stove x2, dishwasher x2, microwave x2, washer x2, dryer x2, window hangings/blinds, garage remote x2, a/c

This is a LEGALLY suited home in the highly sought-after Copperwood neighbourhood, currently rented out, and supplementing the mortgage! The upper-level boasts 4 bedrooms, 3 bathrooms, and a nice double attached garage. The primary suite is on the top floor with a view of the mountains, featuring a walk-in closet and a private ensuite. Three more rooms are on the upper level, laundry and a full bathroom. The main floor offers garage entry, a living room with access to patio doors and an open-concept living area—perfect for entertaining and everyday life! In the kitchen is an oversized freezer/fridge, built-in oven, glass cooktop, deep large sink, quartz countertops. The legal suite with side entry and a completely private 1-bedroom suite with its own living room, kitchen, laundry, and bathroom makes this property ideal for multi-generational living or an additional income stream. Sitting on a big corner lot with alley access, this home provides plenty of outdoor space for relaxation or future possibilities. Located in a safe, quiet, and family-friendly community, you’re within walking distance to multiple parks and top-rated schools. Enjoy easy access to shopping, the YMCA, and green spaces, plus a short commute to the university, making it highly appealing to students and professionals alike. This is an incredible investment opportunity in one of Lethbridge’s fastest-growing neighbourhoods! Don’t miss out—schedule your showing today!