



GRASSROOTS
REALTY GROUP

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

**915 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2199680



\$419,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,315 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Recessed Lighting, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-M
Utilities:	-

Inclusions: N/A

Welcome to 915 Miners Blvd, a spacious half-duplex unit, built in 2018 by Daytona Homes. This home is located in the vibrant west Lethbridge community of Copperwood. Over almost 20 years, Copperwood has established itself as the residential heartbeat of the westside. Located just off Whoop Up Drive, Copperwood residents can enjoy the many amenities within and surrounding the community including the centralized Coalbanks Elementary School, a Community Garden, places of worship as well as the nearby Crossings commercial area featuring restaurants, retail and recreation including YMCA of Lethbridge and Cavendish Farms Ice Arenas. With 1,314 square feet of finished space and a partially finished basement of 501 square feet, this home is perfect for first-time buyers and an excellent option for an investment property. The primary level features a spacious foyer with built-in hooks, a 2-piece powder room, a kitchen equipped with stainless steel appliances and plenty of storage, as well as an open living and dining space with a sliding patio door that leads to the rear deck. The second floor features a spacious primary bedroom with a walk-in closet and 3-piece ensuite, along with 2 additional bedrooms, a 4-piece bathroom, and a laundry closet. With A/C installed! Other significant features: an attached double-car garage and a fully fenced backyard. The main door entry is located on the side of the property.

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