



GRASSROOTS
REALTY GROUP

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**134 Keystone Terrace W
Lethbridge, Alberta**

MLS # A2201685



\$519,950

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: OTR, central vac (as is), Shed, Rain barrels on all downspouts

This beautifully modernized home offers an unbeatable location, BACKING onto Keystone PARK with direct access to Coalbanks Elementary School. The moment YOU step inside, you'll be welcomed by a spacious mudroom off the front entrance, which could easily double as a front office. The open and bright floor plan is designed to maximize the stunning park VIEWS, with an upgraded kitchen featuring sleek GRANITE countertops, a granite sink, and top of the line STAINLESS appliances. The living room's new stone-surround FIREPLACE creates a cozy warm ambiance, perfect for relaxing or entertaining. Step outside to enjoy the large deck and ground level patio, where you can take in the lovely park and mountain views in the background! The main floor is completed by a convenient two-piece powder room. Upstairs, you'll find three spacious bedrooms, including a primary suite with an ENSUITE bathroom, along with a modern laundry room outfitted with a brand-new washer and dryer. The fully developed basement is currently wide open, offering endless possibilities-it could easily accommodate a 4th or even a 5th bedroom, depending on your needs, along with an additional full bathroom. Thoughtful extras throughout the home include central A/C, garage storage, professional window tinting, and even some furniture is negotiable. Located within walking distance to The Crossings, this home offers unparalleled convenience, with easy access to restaurants, coffee shops, a grocery store, Chinook High school, the library, YMCA, Ice rinks, and the soon to be built Lethbridge Alberta Temple. With its modern updates, great views, and prime location, this is a rare opportunity to own a truly exceptional home!

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