



**572 Firelight Place W
Lethbridge, Alberta**

MLS # A2204969



\$515,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,345 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Sta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove dishwasher OTR microwave, washer, dryer, blinds on windows, central a/c unit, garage door remote, shed in backyard, and shelves in garage.

This spacious 5-bedroom, 3-bathroom family home in the desirable Copperwood neighborhood of West Lethbridge is currently being used as a rental, offering both comfort and investment potential. The open-concept main floor features vaulted ceilings and skylights, filling the space with natural light. The modern kitchen includes sleek cabinetry, a large island, and stainless steel appliances, flowing seamlessly into the dining and living areas – perfect for entertaining or family gatherings. The primary suite includes a walk-in closet and a luxurious en-suite bathroom. The fully developed basement adds even more living space with a large family room, two additional bedrooms, and a full bathroom, highlighted by a cozy gas fireplace. Outside, the private backyard features a double deck, raised planters, and a storage shed. Additional highlights include air conditioning, a double attached garage (22' x 24'), and a quiet cul-de-sac location close to schools, parks, and shopping. Whether you're looking for a family home or a strong rental investment, this property offers incredible value and opportunity. Contact your favorite Realtor today to schedule a private tour!