



**437 Twinriver Road W
Lethbridge, Alberta**

MLS # A2205527



\$449,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, 2nd fridge in garage, washer, dryer, all window coverings, 1 garage door remote, moveable shed(as-is), trampoline, beachcomber umbrella, patio table, shelf in garage, NET ZERO 6kW SOLAR SYSTEM.

Nice family 2 storey home in desirable Copperwood with NET ZERO 6kW SOLAR SYSTEM INCLUDED! Who doesn't want to basically have free electricity bills? Home also also just been professionally painted! Updates include hot water tank in September 2024, Solar System in March 2024, All new tap plumbing fixtures in Sep. 2024. Home has good size welcoming entry. Open plan for Kitchen, Dining, and Living Room. Kitchen has granite counters with silgranite undermount sink, stainless steel appliances, and corner pantry. Dining room has sliding glass doors to deck out back with pergola cover. Living room features a gas fireplace. Main floor also has laundry room with entrance to garage, and a 2 piece bathroom. Upper level houses 3 bedrooms, including primary bedroom with 4 piece bath featuring tub/shower combo. There is also a nice walk-in closet. Second floor also has another full bathroom. South facing yard(lots of sun) is fenced and landscaped. Even the trampoline and a large beachcomber sun umbrella is included! Home has convenience of central a/c(which is basically free because of your solar system!). Home is nestled close to Coalbanks Elementary and Coalbanks Park. Copperwood neighbourhood is close to lots of shopping, restaurants, grocery, and amenities like the YMCA (with pool) and the Cavendish Farms Arenas.