



GRASSROOTS
REALTY GROUP

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**799 Silkstone Close W
Lethbridge, Alberta**

MLS # A2210727



\$409,000

| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Copperwood | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,306 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard | | |

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-37

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Underground sprinklers, A/C, Central vac

The perfect first home or investment property in Copperwood! This great 12 duplex is on market for the first time since new! Located close to shopping, schools, bus routes, water features and much more, this property features 3.5 bathrooms, and 4 bedrooms, including 2 primary bedrooms that each have their own 4-piece ensuite. You will also find underground sprinklers, A/C and a double attached garage included with this great home. Best of all, NO CONDO FEES! Call your realtor to take a look today. Tenant occupied and notice to show is required.