



GRASSROOTS
REALTY GROUP

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**406 Miners Chase W
Lethbridge, Alberta**

MLS # A2212284



\$543,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage

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

Inclusions: Fridge, Built-in Wall Oven, Built-In Microwave, Dishwasher, Hood Fan, Induction Cook Top, Garage Door Opener and Remote, Sump Pump

Your dream home in Copperwood is here—and it checks every box! This fully finished two-storey offers 4 bedrooms, 3.5 bathrooms, and over 1,700 sq ft of smartly designed living space—all nestled in one of West Lethbridge's most sought-after neighbourhoods. The bright and open main floor flows beautifully into your private, landscaped backyard—perfect for summer nights on the deck! Upstairs, you'll find 3 spacious bedrooms, including a primary suite built for comfort. Downstairs, a fully developed basement adds a 4th bedroom, a bathroom, and flex space for movie nights, guests, or a home gym! Loaded with upgrades: air conditioning, a new garage heater, a fenced yard, and a newly finished basement. Best of all? You're just a short walk from the YWCA of West Lethbridge, The Crossings Shopping Centre, parks, schools, and so much more! With homes like this in short supply, this is your chance to move into a modern, move-in ready gem in a prime family-friendly location.