



**63 Miners Road W  
Lethbridge, Alberta**

**MLS # A2297297**



**\$649,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,803 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in Copperwood, one of Lethbridge's most sought-after family communities, this brand new Juniper floor plan by Stranville Living backs directly onto Coalbanks Elementary School. A lot position like this is hard to come by. The main level features a well-laid-out open-concept design where the living room, dining area, and kitchen flow comfortably together. Vaulted ceilings in the living room create a bright, open feel, while beautiful angled windows take full advantage of the green space behind the home, drawing in natural light throughout the day. The kitchen is a standout, outfitted with premium Fisher & Paykel appliances including an induction cooktop, built-in oven and microwave, and a panelled fridge and dishwasher that blend seamlessly into the cabinetry for a sleek, modern finish. From the dining area, access to your future deck extends the living space into the backyard and the school grounds beyond. A main-level bedroom with a connected four-piece bathroom adds everyday flexibility, equally suited as a guest room or a quiet home office. The second level is equally well thought out. A spacious primary bedroom creates a comfortable retreat, complete with a walk-in closet and an ensuite featuring a tiled walk-in shower. Two additional bedrooms, a four-piece bathroom, and a conveniently placed laundry room keep the upper level functional, while a cozy bonus room offers extra living space for the family. With GST included in the purchase price and a 10-year new home warranty for added peace of mind, the Juniper in Copperwood delivers quality finishes, a thoughtful layout, and one of the best lot positions in the community. Photos are virtually staged.