



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

86, 53 Keystone Terrace W  
Lethbridge, Alberta

MLS # A2312154



**\$279,000**

|           |                                             |        |                   |
|-----------|---------------------------------------------|--------|-------------------|
| Division: | Copperwood                                  |        |                   |
| Type:     | Residential/Other                           |        |                   |
| Style:    | 2 Storey                                    |        |                   |
| Size:     | 1,026 sq.ft.                                | Age:   | 2010 (16 yrs old) |
| Beds:     | 3                                           | Baths: | 1 full / 1 half   |
| Garage:   | Off Street, Parking Lot, See Remarks, Stall |        |                   |
| Lot Size: | 0.44 Acre                                   |        |                   |
| Lot Feat: | Other                                       |        |                   |

|             |                                                                                                |            |        |
|-------------|------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                     | Water:     | -      |
| Floors:     | Carpet, Vinyl                                                                                  | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                | Condo Fee: | \$ 332 |
| Basement:   | None                                                                                           | LLD:       | -      |
| Exterior:   | Mixed                                                                                          | Zoning:    | R-75   |
| Foundation: | Slab                                                                                           | Utilities: | -      |
| Features:   | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows |            |        |

**Inclusions:** Fridge , Stove , Dishwasher, Microwave, Washer, Dryer

Modern Convenience Meets Low-Maintenance Luxury in Copperwood Villas! Nestled in one of West Lethbridge's most desirable neighbourhoods, this well appointed second-floor condo delivers the perfect blend of style, comfort, and ultimate convenience. Boasting a spacious three-bedroom layout, this property is a prime opportunity for first-time buyers, investors, or students seeking quick, direct access to the University of Lethbridge. Property Highlights: Open-Concept Living: The seamless flow between the kitchen, dining, and living room creates an inviting, practical space for daily living and entertaining. Great Kitchen: Equipped with rich dark wood cabinetry, stainless steel appliances, and abundant storage. Cosy Accents: The bright living room features a corner gas fireplace, perfect for chilly Alberta evenings. Flexible Layout: A versatile third bedroom that easily transitions into a private home office or guest room. Outdoor Perks: Enjoy a private patio with an attached exterior storage room. Upper Level Comfort: Features 3 well-appointed bedrooms, a full bathroom, and convenient in-unit laundry. Bonus Features: Includes two assigned parking stalls and a zero-maintenance lifestyle. Located steps away from parks, schools, walking paths, gyms, restaurants, and grocery stores, this condo offers an effortless lifestyle in an unbeatable location.