



**250 Twinriver Road W
Lethbridge, Alberta**

MLS # A2317780



\$624,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Garage heater, underground sprinklers (as-is), shed, security panel/camera/doorbell

Located in the highly sought-after community of Copperwood, this beautifully maintained home is truly turn-key and shows exceptionally well. The bright, open-concept main floor brings together the living room, dining area and kitchen, with plenty of natural light and a feature gas fireplace creating a warm, inviting space. A convenient laundry room and half bathroom complete the main level. Upstairs, you'll find a spacious bonus room, three bedrooms and a full bathroom, including a generous primary suite with a walk-in closet and private ensuite. The fully finished basement adds even more living space with a large recreation room, two additional bedrooms and another full bathroom. Outside, enjoy gorgeous landscaping, underground sprinklers, a fully finished curbed fenced, and a maintenance-free deck with a gas line and wind protection. A heated double attached garage and central air conditioning complete this move-in-ready home.