



GRASSROOTS
REALTY GROUP

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**825 Silkstone Close W
Lethbridge, Alberta**

MLS # A2323114



\$365,000

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	880 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	n/a
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Looking for an affordable home in a fantastic location? Whether you're a first-time buyer, University of Lethbridge student, parent looking for student housing, or investor, this Copperwood gem is worth a look! Conveniently located within walking distance to schools, parks, shopping, restaurants, the YMCA, and all the amenities of the ever-growing Crossings area, this home offers both comfort and convenience. Inside, you'll find an open-concept main floor featuring a bright living room, dining area, and kitchen complete with an island and pantry. Upstairs offers two bedrooms and a four-piece bathroom. The third level features an additional bedroom, bathroom, and spacious family room. The fourth level remains undeveloped, providing an excellent opportunity to add your own personal touch and build equity. Outside, you'll find a concrete patio and a double parking pad with back alley access. Affordable, move-in ready, and located in one of West Lethbridge's most desirable neighbourhoods—this is your chance to get into the real estate market without breaking the bank. Call your favourite REALTOR® today to book your private showing!