



206 Twinriver Road W
Lethbridge, Alberta

MLS # A2324376



\$599,900

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|------------------|--|---------------|-------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,860 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot, Irregular Lot, Landscaped, Lawn, No Back Lane, Private, ... | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Mixed, Vinyl Siding, Wood Frame | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows | | |

Inclusions: Fridge, Stove, Dishwasher, Oven, Microwave, Central A/C, Central Vac, All Window Coverings, Shed, Garage Door Opener with Remote(s).

This property is your opportunity to own a fully developed home in Lethbridge's desirable Copperwood directly across from a park and play structure in a quiet playground zone. On the main floor, you will find a living room, a well-appointed kitchen with granite countertops and a gas stove, an office, and a half bath. The entire main floor features new engineered hardwood flooring. The living area provides access to the deck and south-facing backyard. The front heated double attached garage, which boasts an extra tall ceiling with a storage mezzanine above. Upstairs is a generously sized primary bedroom with a custom walk-in closet and a 5-piece ensuite. Another two bedrooms and a full bathroom accompany it. The basement is developed with another family room, two bedrooms and a 4-piece bathroom, bringing this home to 5 bedrooms and 3.5 baths in total. Additional features include a 10.66 kW solar system, granite countertops throughout, A/C, a landscaped yard, underground sprinklers front and back, and drip irrigation for all plants. If you are looking for a comfortable, well-kept home in a great neighbourhood, this could be the perfect one for you!