



**366 Miners Chase W
Lethbridge, Alberta**

MLS # A2324986



\$589,000

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|------------------|------------------------|---------------|------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,587 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, See Remarks | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Quartz Counters | | |

Inclusions: Blinds, additional basement suite appliances: Fridge, Stove, Dishwasher, Washer/Dryer, 3 Ring Cameras. *Hot Tub is negotiable*

Located in the desirable Copperwood neighbourhood just one block from Coalbanks Elementary, this 2020-built home offers an exceptionally functional legal suite with its own private entrance and separate laundry—perfect for multi-generational living, generating rental income, or helping offset the cost of ownership. The bright, open-concept main floor features 9-foot ceilings and a stunning chef's kitchen with quartz countertops, under-mount granite sink, reverse osmosis water, and a premium stainless steel appliance package including a gas cooktop, built-in convection oven, and Frigidaire Professional stand-up fridge and freezer. Large sliding patio doors lead to the spacious backyard complete with an oversized deck, extensive patio space, beautiful custom landscaping, and room to park an RV thanks to the wide corner-lot access gate. Proudly occupied by the original owners, this home has been meticulously maintained and thoughtfully upgraded with additional concrete for enhanced functionality, custom landscaping, full fencing, and Ring security cameras at all three exterior doors - an excellent feature for homeowners, long-term rentals, or Airbnb. The attached garage has also been professionally customized by Platinum Garages with built-in storage solutions and mounted bike racks, making excellent use of every inch of space.