



GRASSROOTS
REALTY GROUP

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334 Keystone Lane W
Lethbridge, Alberta

MLS # A2326459



\$469,000

Division:	Copperwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,087 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Re		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	2Fridges, 2Stoves, 2Washers, 2Dryers, Microwave, Dishwasher, Central A/C, Garage door opener and controls		

Maximize your real estate investment with this versatile 5-bedroom, 4-level split in the highly desirable community of Copperwood. The open-concept main floor impresses immediately with soaring vaulted ceilings, durable laminate flooring, and massive windows that flood the home with natural light. The lower two levels host a private 2-bedroom illegal suite, providing incredible revenue-generating potential or a separate zone for extended family. Outdoor highlights include a fully landscaped and fenced yard, a private side patio off the dining room for summer BBQs, a 24' x 24' double detached garage, and an extra dedicated parking stall. Strategically located just minutes from Coalbanks Elementary, The Crossings shopping hub, ATB Centre, and scenic parks, this home also offers a swift commute to the University—making it an absolute must-see for families, students, and savvy investors alike.