



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7, 137 Silkstone Road W
Lethbridge, Alberta

MLS # A2327820



\$259,900

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	934 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.26 Acre		
Lot Feat:	Landscaped, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
-------------	-----

Welcome to Legacy at Copperwood, where comfort, convenience, and low-maintenance living come together in one of West Lethbridge's most desirable communities! Ideally located just minutes from the University of Lethbridge, this bright and inviting two bedroom, one bathroom condo is perfect for students, first-time buyers or investors. Complete with a reserved powered parking stall, central air conditioning, and an open-concept floor plan, this home offers everything you need for everyday living. Step inside and head upstairs to the spacious main living area, where large windows fill the living room and kitchen with natural light. The thoughtfully designed layout creates an inviting space for relaxing or entertaining, while the convenient in-suite laundry is located just off the kitchen. Down the hall, you'll find two generously sized bedrooms, each featuring large windows, along with a 4-piece bathroom. Step outside onto the covered deck, the perfect place to enjoy warm summer evenings. An oversized storage closet on the balcony provides plenty of room for seasonal items and extras. Whether you're looking for your next home or a fantastic investment opportunity, this well-maintained condo in sought-after Copperwood is one you won't want to miss!