



GRASSROOTS
REALTY GROUP

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2, 101 Silkstone Road W
Lethbridge, Alberta

MLS # A2329094



\$294,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,061 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 275
LLD:	-
Zoning:	R-75
Utilities:	-

Inclusions: Refrigerator, Stove, Dishwasher, Washer/Dryer, Garage Door Opener & Remote(s), Blinds

Enjoy all the benefits of a half duplex with the convenience of low-maintenance condo living. This fully developed end-unit is one of the most desirable in the complex, fronting onto Silkstone Road with direct street access from the attached single garage. It offers the privacy and feel of a half duplex without the upkeep, as lawn care, snow removal, and exterior maintenance are all taken care of. Inside, the well maintained home features an open concept layout that seamlessly connects the living room, dining area, and kitchen. Also on the main level are the spacious primary bedroom and a full 4 piece bathroom. The fully finished lower level includes a second good sized bedroom, another full bathroom, and a laundry room. Ideally located just minutes from grocery shopping, a pharmacy, the YMCA, numerous restaurants, parks, and walking trails, this home combines convenience, comfort, and low-maintenance living in one exceptional package.