



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5, 1180 Keystone Road W
Lethbridge, Alberta

MLS # A2330329



\$319,900

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,074 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Assigned, Guest, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 203
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, OTR microwave, washer/dryer, window hardware/coverings, central AC

Whether you're buying your first home, attending school, starting a family, or looking to grow your investment portfolio, this stylish townhome at **The Curve** checks all the boxes. One of the standout features is the **dual primary bedroom layout**, with each spacious bedroom featuring its own private ensuite, perfect for roommates, students, siblings, or guests. No sharing bathrooms means greater privacy and a more comfortable living arrangement. The **upper-level laundry** is conveniently located between the bedrooms, making everyday living even easier. The bright, open-concept main floor offers durable laminate flooring and a flexible layout that's ideal for entertaining or relaxing. The modern kitchen is the heart of the home, featuring **stainless steel appliances**, quartz countertops, a functional island with seating, and direct access to your own private outdoor patio making it perfect for enjoying your morning coffee or unwinding after a long day. Parking is a breeze with **two assigned stalls** right out front, plus the added bonus of convenient street parking along Coalbanks Boulevard thanks to the open streetscape behind the unit. Need more space? The **professionally developed basement** (completed with permits) adds incredible value with a third full bathroom and a versatile family room that could easily serve as a media room, home office, gym, or additional bedroom for a roommate—creating even more income potential. Stay comfortable year-round with **central air conditioning**, and take advantage of **The Curve's exclusive residents' clubhouse**, offering extra space to gather, relax, and connect with neighbours. Whether you're looking for an affordable first home, a low-maintenance property for university or college living, a place with room to grow, or a smart investment with excellent rental potential, this home delivers exceptional value in

one of Lethbridge's most desirable communities.