



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 1220 Keystone Road W
Lethbridge, Alberta

MLS # A2330360



\$329,000

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,118 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
Lot Size:	0.09 Acre		
Lot Feat:	Close to Clubhouse, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 244
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recreation Facilities, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to "The Curve", a sought after condo complex in the popular Copperwood Estates neighborhood. An ideal location with tons of shopping, restaurants, walking or biking to the Recreation Centre,, abundance of parks, schools, and easy drive to U of L. and very close to the west side world famous Mormon Temple that is currently under construction. . This unit features a finished single attached garage which makes it most desirable in this complex. One can always add future basement development but note the basement is insulated and has a wall completed with plug ins so easy to finish and useable as it is, but having a garage will be the feature you will most appreciate all year long!! The main floor has a convenient two - piece bathroom, living room with open kitchen, including stainless steel appliances and corian counter tops, and dining area with sliding doors that lead to outdoor patio space. This unit backs onto the extra wide greenspace!! The upstairs has two primary bedrooms, each having their own en suite so this makes an ideal floor plan to share with a room mate , or a great single parent layout with their son or daughter enjoying their very own bathroom!!! . Nice walk in closet too! The Curve has it's own amenity building ideal for exercising or just hanging out socialising in the party room, complete with bar and lounge area after a busy day of work or school!!! The condo fees are \$244.35 per month which includes Professional Management, Reserve Fund, Insurance, Exterior maintenance of buildings, snow removal, lawn care, and includes use of the Amenity building. Pets are allowed with restrictions. This unit has central air conditioning for summer comfort. The basement is ideal for extra storage, future family room or bedroom/bathroom or a place for hobbies to happen!! These units have been such a popular choice and a great way to

start your real estate investment. Live here for several years and then can make an ideal investment property as you upgrade to your next move!! Be sure to take a look and quick possession is being offered.