



GRASSROOTS
REALTY GROUP

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**962 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2333872



\$500,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,371 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: u/g sprinklers

Welcome to Copperwood, one of West Lethbridge's most sought-after family communities, where parks, pathways, schools, shopping, recreation, and everyday conveniences are all just moments from your doorstep. With over 47 acres of parks and trails, nearby Coalbanks School, community gardens, and quick access to The Crossings commercial district, the Cor Van Raay YMCA, Cavendish Farms Centre, restaurants, and retail, it's easy to see why so many families choose to call this neighbourhood home. The new temple is also just minutes away, adding even more appeal to this growing community. Proudly offered by its original owner, this beautifully maintained Ashcroft-built two-storey combines quality craftsmanship with timeless finishes and thoughtful design. At the heart of the home is a stunning kitchen designed to impress. Crisp white cabinetry is complemented by granite countertops and a premium stainless steel appliance package featuring a full-size double fridge/freezer, Bertazzoni gas cooktop, built-in wall oven, built-in microwave, dishwasher, and abundant workspace, creating the perfect setting for everything from family dinners to entertaining guests. The bright and functional upper level offers three spacious bedrooms, including a generous primary retreat complete with a full ensuite bathroom. A second 4-piece bathroom serves the additional bedrooms, while convenient laundry hookups on this level offer the opportunity for future second-floor laundry. Outside, the landscaping is already complete, allowing you to simply move in and enjoy your surroundings from day one. The double attached garage is plumbed for heat, making it ready for year-round comfort whether you're parking, working on projects, or looking for extra storage. Quality built, meticulously cared for, and located in one of Lethbridge's premier neighbourhoods, this is an exceptional

opportunity to own a move-in-ready home in the heart of Copperwood.