



GRASSROOTS
REALTY GROUP

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**731 Silkstone Close W
Lethbridge, Alberta**

MLS # A2333875



\$399,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	806 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-37

Utilities: -

Inclusions: Fridge, stove, dishwasher, window coverings, washer, dryer, sectional couch

This charming half-duplex offers an affordable opportunity with no condo fees and a fantastic layout designed for comfortable living. The attached single-car garage adds convenience, while the huge pie-shaped yard provides exceptional outdoor space rarely found at this price point. Inside, the home is cute, cozy, and thoughtfully arranged, featuring a spacious kitchen with plenty of cabinets, a functional eating area with direct access to the deck, and a bright main living space. The standout feature is the large, private primary bedroom situated above the garage, creating a quiet retreat separate from the rest of the home. With three bedrooms in total and a full basement that includes two of them, there's great flexibility for families, guests, or a home office. Located near schools, shopping, and everyday amenities, this property delivers both convenience and value. Immediate possession is available, making it an excellent option for anyone looking to move quickly.