



GRASSROOTS
REALTY GROUP

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9, 241 Silkstone Road W
Lethbridge, Alberta

MLS # A2335409



\$305,000

Division:	Copperwood		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 202
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Refrigerator, Dishwasher, Stove, OTR Microwave, Washer & Dryer, All Window Coverings, Central A/C

Welcome to The Club in Copperwood! This well-maintained townhouse offers a functional layout with plenty of space across three fully developed levels. The top floor features two spacious primary bedrooms, each complete with its own 4-piece ensuite and walk-in closet. The main floor offers a bright living room, dining area, kitchen, and convenient 2-piece bathroom, while the fully developed lower level adds a second living room, additional bedroom, 3-piece bathroom, and utility/laundry room. Recent updates include newer flooring and paint, along with central A/C installed in 2023. The home also includes two parking stalls and access to the fitness facility within The Club. Located in Copperwood, you're just minutes from grocery stores, restaurants, pharmacies, schools, the YMCA, and countless other amenities, making this a great option for anyone looking for a low-maintenance home in a convenient location.