



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6 Miners Road W
Lethbridge, Alberta

MLS # A2348854



\$709,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Better than new, this 2,170 sq. ft. Copperwood home by Stranville Living Master Builder offers a spacious, thoughtfully designed layout with the deck, fencing, central AC & landscaping already completed. The undeveloped basement provides potential for bedrooms #4 & #5, a second family room and a 3-piece bathroom. The main floor features a beautifully appointed kitchen with ceiling-height Adora cabinetry, quartz countertops, tiled backsplash and a premium Fisher & Paykel appliance package including an integrated fridge & dishwasher, induction cooktop, wall oven and microwave. A large eating bar connects the kitchen to the bright dining and living areas, complete with an electric fireplace and floor-to-ceiling feature wall. A flexible room offers space for a home office, reading room or hobby area, while a mudroom with lockers, built-in desk and 2-piece bath add everyday convenience. Upstairs are three bedrooms, a media room and spacious laundry room. The primary suite features a corner ensuite with freestanding soaker tub, dual vanities and tiled shower, plus an exceptionally large walk-in closet. Additional features include high-efficiency mechanical systems, Low-E windows and spray-foamed rim joists. Close to schools, parks, shopping, restaurants, recreation and the YMCA, this nearly new home offers the benefits of new construction without the wait, added costs or unfinished exterior.