



GRASSROOTS
REALTY GROUP

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202 Silkstone Road W
Lethbridge, Alberta

MLS # A2350708

\$419,900

Division:	Copperwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	933 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

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

Inclusions: none

Welcome to this well-appointed 4-level split in the popular community of Copperwood! Offering approximately 900 sq. ft. of developed living space, this home features 3 bedrooms, 1 full 4-piece bathroom and an additional 3-piece bathroom. The open-concept main floor creates a comfortable flow between the living, dining and kitchen areas, with a convenient patio door off the kitchen providing easy access to the backyard. Upstairs, you'll find two bedrooms conveniently located side by side, while the fully developed lower levels provide additional living space and flexibility for a variety of needs. The Air conditioning is only 6 years old. Outside, enjoy the fenced and landscaped backyard, complete with a double parking pad and plenty of potential for future garage development. Ideally located close to public transportation, the YMCA and the many shopping, dining, recreation and everyday amenities The Crossings has to offer, this home combines practical living with an excellent location.