



GRASSROOTS
REALTY GROUP

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**610 Silkstone Point W
Lethbridge, Alberta**

MLS # A2352587

\$359,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,220 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Freezer, Moveable Shed as is Window Coverings

This 4 bedroom, 4 bathroom half-duplex in Copperwood is a great option for a first-time homebuyer. No condo fees, and you have a fenced yard your pets can enjoy. 610 Silkstone Point is on a private street and there is off-street parking for two vehicles. It offers a great floor plan with a large east-facing window in the living room for morning sunlight. The kitchen has an island and perfectly overlooks the fenced and landscaped backyard (and there is even a shed for the lawnmower)! Upstairs, the primary bedroom offers dual closets and an ensuite and there is another full bath and 2 more bedrooms. Downstairs has been recently developed with a 4th bedroom/flex room plus a spacious bathroom with a walk-in shower. This home is located close to parks, shopping, restaurants, the YMCA and a quick possession is possible. Call your REALTOR today to view.