



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 1220 Keystone Road W
Lethbridge, Alberta

MLS # A2352752

\$317,500

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Walk-In Closet(s)		

Inclusions: N/A

Located in the newer west side community of Copperwood, this end-unit townhome offers an excellent opportunity to enjoy low-maintenance living with features that are rarely found at this price point. Copperwood remains one of the west side's most popular neighbourhoods thanks to its walking paths, open green spaces, and abundance of parks, with Keystone Park and Coalbanks Elementary nearby and the University of Lethbridge, west side shopping, and the ATB Centre only minutes away. Offering 1237 square feet above grade, two bedrooms, three bathrooms, central air conditioning, and an attached garage, this 2015 two-storey home combines a functional layout with the added privacy and natural light of an end unit. Inside, the open-concept main floor creates a bright and welcoming space for everyday living and entertaining. The kitchen offers crisp white cabinetry, granite countertops, a tile backsplash, stainless steel appliances, a large island with seating, and a pantry for additional storage. Just off the kitchen, the dining area opens through sliding glass doors to the rear patio, making indoor-outdoor living easy. The main floor also features a spacious living room and a convenient two-piece powder room. Upstairs, you'll find the home's standout feature: two generous primary bedrooms, each with its own walk-in closet and private four-piece ensuite. The layout works well as a guest retreat, a roommate setup, or a rental option to help with the mortgage. The attached garage provides direct access into the home, while the undeveloped basement houses the laundry and offers a blank canvas for future development. Outside, the rear patio backs onto a stretch of shared green space, and the garage and driveway together provide parking for two vehicles. With its end-unit location, attached garage, and dual primary suite layout

in one of the west side's newer communities, this is one you won't want to miss.