



GRASSROOTS
REALTY GROUP

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2, 105 Silkstone Road W
Lethbridge, Alberta

MLS # A2353254

\$289,900

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	974 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood fan, Washer/Dryer, Central A/C, window coverings, garage door remotes

Discover the perfect combination of comfort, convenience, and value in this beautifully refreshing 2 bedroom, 2 full bathroom condo. Whether you're a first time buyer, student, downsizer or investor, this property offers an excellent opportunity to enjoy affordability, low maintenance living, all in the desired Copperwood neighbourhood in West Lethbridge. The bright and inviting upper level features an open concept design where the generous living room flows seamlessly into the dining area and spacious kitchen. A full bathroom on the main floor caters to the one bedroom, while the upper full bathroom services the upper living areas and main bedroom. This unit has an attached single garage and off street parking that you can access right off of Silkstone Rd so you don't have to fight for parking in the condo complex. Offering an exceptional location, you can enjoy being walking distance from shopping, restaurants, parks, and schools. It's one you won't want to miss.