

**278 Twinriver Road W
Lethbridge, Alberta**

MLS # A2229799



\$445,000

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|------------------|---|---------------|-------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,568 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Private | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, Kitchen Island, Quartz Counters, Soaking Tub | | |

Inclusions: N/A

Welcome to this charming home in the highly sought-after Copperwood community of Lethbridge. Nestled on a safe and quiet street, this 3-bedroom, 2.5-bath gem offers privacy and comfort with mature trees in both the front and fully treed backyard—perfect for relaxing or entertaining. Featuring a brand-new garage door, this well-maintained home is an incredible opportunity for first-time buyers or young families looking to plant roots in a quiet, family-friendly neighborhood. Enjoy the convenience of being close to schools, shopping centres, parks, bike paths, walking trails, and restaurants—all just minutes away. Affordable, inviting, and ideally located, this is the starter home you’ve been waiting for!