Anne French
Your REALTOR®
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67 Miners Road W
Lethbridge, Alberta

MLS # A2236856



$594,975

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	RCL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: FENCED BACK YARD

The "Isla" by Avonlea Homes is the perfect family home. WALKOUT BASEMENT, TRIPLE CSR GARAGE BACKING ONTO SCHOOL GROUND. The main level hosts a notched out dining nook, eating bar on the kitchen island, walk in pantry. Large windows and tall ceilings make the main floor feel very bright and open. Also notice the new look of the flat painted ceilings.Upstairs resides the 3 bedrooms with the master including an en-suite and walk in closet. The ensuite has a large 5 foot walk-in shower and His/Her sinks.Great Bonus room area for the family to enjoy. Bonus room is in the middle of the upstairs giving privacy to the master retreat from the kids bedrooms.Convenience of laundry is also upstairs. The basement is undeveloped but set up for family room, bedroom and another full bath. Located backing onto school, Park and Play ground. Home is virtually Staged. New Home Warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY.

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