

**488 Silkstone Crescent W  
Lethbridge, Alberta**

**MLS # A2252844**



**\$449,500**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-SL

**Utilities:** -

**Inclusions:** Refrigerator, dishwasher, electric range, microwave, range hood, washer, dryer, window coverings, central air conditioner, garage shelving, garage heater

This well-maintained Copperwood bi-level feels inviting from the moment you walk in. The main floor opens up under vaulted ceilings with an easy, open flow from the living room to the kitchen and dining area. Large windows and a south facing deck bring in natural light throughout the day, creating a bright everyday living space. Two bedrooms and a full bathroom on this level keep things practical and efficient. The fully developed walkout lower level adds the kind of flexible space people are looking for today. A massive rec room can handle movie nights, a home gym, games area or work from home space, alongside another bedroom and full bathroom. Step outside to a low maintenance backyard that has been set up to keep your weekends free, and enjoy the convenience of a large heated double detached garage just a few steps from the walkout. Located in a popular West Lethbridge community close to schools, shopping, YMCA, parks, paths and other everyday amenities.