

**306 Twinriver Road W  
Lethbridge, Alberta**

**MLS # A2273382**



**\$520,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Kitchen Island, Pantry, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Curtain Rods, Pergola

This beautiful West Lethbridge home has a perfect layout for busy families and an ideal location in a quiet neighborhood close to schools and parks! Step up the front lane past the double attached garage and you'll enter into a front foyer nestled between a laundry room, closet space, and a two-piece bath. Through a small hallway, the space opens up into an L-shaped kitchen with a large corner pantry, extensive cupboard space, and a huge central island with a sink and dishwasher. The dining area is surrounded by large windows, letting in tons of sunlight which extend into the spacious living room with a corner fireplace, making a perfect layout for holiday hosting or relaxing solo. Upstairs, two bedrooms and a four-piece bath can be found alongside a large primary bedroom with a four-piece ensuite bath, walk-in closet, and French doors out to an upper balcony where you can soak up the sun in the warmer months. In the basement, you'll find an office space, large rec room, three-piece bath, and plenty of storage, creating the perfect spot to set up a homework room, home office, home theatre, or craft room. Bring your imagination and make this space your own! The backyard will be a hit for anyone who loves summer entertaining, with a rear deck kept cool and shady by a pergola and connected upper balcony, a hot tub, and an inviting lawn below with young trees and plenty of space for the kids to play. If a home with a smart layout and a great location sounds like the place for you, give your REALTOR® a call and book a showing today!