

**2, 189 Silkstone Road W  
Lethbridge, Alberta**

**MLS # A2273425**



**\$275,000**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperwood                                  |               |                   |
| <b>Type:</b>     | Residential/Triplex                         |               |                   |
| <b>Style:</b>    | Bungalow                                    |               |                   |
| <b>Size:</b>     | 1,155 sq.ft.                                | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                           |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Low Maintenance Landscape |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 165 |
| <b>Basement:</b>   | None                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding               | <b>Zoning:</b>    | R-75   |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, Open Floorplan |                   |        |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Hoodfan, Washer, Dryer, Window Coverings

Welcome to The Club at Copperwood! A beautifully maintained property offering low maintenance and care free living. This is a lower level unit, boasting just over 1,150sqft! Enter the unit at the main floor, and walk down the stairs into open concept living where BRAND NEW CARPET was just installed! Premium underlay makes it feel like you are walking on a cloud. Ceilings are high and windows are large! The spacious living room flows into the kitchen and dining room. The kitchen is fully equipped with all appliances including a built in microwave hoodfan and dishwasher. Moving to the bedrooms, there are 2 great sized rooms. The master bedroom offers jack and jill access to the main bathroom to serve as an ensuite! Right off the dining room you have a large patio area to put a BBQ, and other outdoor living accessories. The suite comes with assigned parking, is close to shopping, schools and all essential amenities!