



Anne French  
Your REALTOR®  
Love where you live.

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437 Twinriver Road W  
Lethbridge, Alberta

MLS # A2289084



**\$499,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	(R-SL)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Bookcases, Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** 2nd refrigerator in the garage, 2 garage door remotes in total, moveable shed, umbrella, patio table, installed solar system.

Welcome to this stunning, meticulously maintained two-storey home in the highly desirable community of Copperwood, just moments from Copperwood School, the YMCA of Lethbridge, shopping, groceries, parks, and all the amenities that make everyday living effortless. From the moment you step inside, you’re greeted by an abundance of natural light and a warm, welcoming atmosphere. The open-concept design creates a seamless flow, highlighted by a gorgeous kitchen featuring granite countertops, stainless steel appliances, and plenty of space to gather and entertain. The living room is both elegant and cozy, anchored by a beautiful gas fireplace, the perfect setting for quiet evenings or hosting family and friends. Upstairs offers three spacious bedrooms and two full bathrooms, including a serene primary retreat complete with a private ensuite and a large walk-in closet. Comfort is ensured year-round with central air conditioning, while the attached double garage adds everyday convenience. Step outside to the south-facing backyard, which receives a generous amount of sunshine and provides a peaceful outdoor escape with a charming pergola, ideal for relaxing summer evenings. Adding exceptional value is the fully paid and installed 6kW solar panel system, offering energy efficiency and long-term savings. The undeveloped basement presents incredible potential for two additional bedrooms, another bathroom, or a spacious second living area, allowing you to customize the home to fit your lifestyle. This is an exceptional opportunity, in one of Lethbridge’s most desirable neighbourhoods!