

**126 Keystone Terrace W
Lethbridge, Alberta**

MLS # A2290503



\$495,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,243 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CL
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, garden boxes, garage door opener and remote

Opportunities like this don't come along often! Located on the desirable west side of Lethbridge just a stone's throw from Coalbanks Elementary School, this fantastic home backs directly onto a stunning green space—offering beautiful views and a backyard experience that's anything but typical for the west side! Step outside and you'll immediately notice the incredible yard, complete with established garden boxes, one plum tree and two apple trees, plenty of storage space, and additional room for more garden pots tucked conveniently under the deck. The chain link back fence includes a gate providing direct access to the expansive green space behind, making it perfect for kids, pets, or peaceful evening walks, while the large deck off the back of the home offers a gorgeous view where you can even spot the mountains on a clear day. The home itself has been well cared for and offers a double attached garage, air conditioning, a new high efficiency hot water tank, and a high efficiency furnace for year-round comfort. Inside, the kitchen features laminate countertops, a convenient pantry, seating under the peninsula for casual meals or extra guests, and newer appliances including a new dishwasher and fridge, while durable vinyl plank flooring flows nicely through the kitchen and bathrooms. Upstairs you'll find three bedrooms and two bathrooms, including a spacious primary retreat complete with a walk-in closet, private ensuite, and PLENTY of room for a king-sized bed. The basement is ready for your creativity and could easily accommodate two additional large bedrooms along with a third bathroom that is already roughed in, while also offering storage under the stairs, a laundry area, and utility space. With an unbeatable location, incredible backyard views, and a home that has clearly been lovingly maintained, this property is sure

to impress—call your REALTOR® and book a showing before someone else scoops up this west side gem!