

**6, 141 Silkstone Road W  
Lethbridge, Alberta**

**MLS # A2291397**



**\$259,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	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>	\$ 252
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Appliances, plus window coverings.

Top level 2 bedroom, 1 bathroom condo unit in Legacy at Copperwood Complex. Open plan for kitchen, living room, and dining room. Kitchen features breakfast bar and full appliance package. Dining room has sliding glass doors to deck with gas line for BBQ and a storage closet. Bedrooms are a decent size. Bathroom has tub/shower combo. Utility room has furnace, hot water tank, and stacked washer/dryer. Assigned unit #47 with plug-in for parking. Condo fees are \$252/month and include professional management, exterior insurance, exterior maintenance, landscaping, and garbage. Pet restriction in place for board approval. Copperwood features great parks, playgrounds, walking paths, an elementary school, shopping amenities, restaurants, and is adjacent to one of the largest YMCA's in Western Canada with gym, pool, lazy river, surf spot, waterslide, and running track. There are also twin ice arenas and 10 curling sheets at the Cavendish Farms Centre right beside the YMCA. Two high schools are also close by! Move in and enjoy a great life in West Lethbridge!