

**63 Miners Road W
Lethbridge, Alberta**

MLS # A2297297



\$649,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Located in Copperwood, one of Lethbridge's most sought-after family communities, this brand new Juniper floor plan by Stranville Living backs directly onto Coalbanks Elementary School. A lot position like this is hard to come by. The main level features a well-laid-out open-concept design where the living room, dining area, and kitchen flow comfortably together. Vaulted ceilings in the living room create a bright, open feel, while beautiful angled windows take full advantage of the green space behind the home, drawing in natural light throughout the day. The kitchen is a standout, outfitted with premium Fisher & Paykel appliances including an induction cooktop, built-in oven and microwave, and a panelled fridge and dishwasher that blend seamlessly into the cabinetry for a sleek, modern finish. From the dining area, access to your future deck extends the living space into the backyard and the school grounds beyond. A main-level bedroom with a connected four-piece bathroom adds everyday flexibility, equally suited as a guest room or a quiet home office. The second level is equally well thought out. A spacious primary bedroom creates a comfortable retreat, complete with a walk-in closet and an ensuite featuring a tiled walk-in shower. Two additional bedrooms, a four-piece bathroom, and a conveniently placed laundry room keep the upper level functional, while a cozy bonus room offers extra living space for the family. With GST included in the purchase price and a 10-year new home warranty for added peace of mind, the Juniper in Copperwood delivers quality finishes, a thoughtful layout, and one of the best lot positions in the community. Photos are virtually staged.