

**63 Miners Road W
Lethbridge, Alberta**

MLS # A2297297



\$649,900

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|------------------|---|---------------|------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,803 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | 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.