

**2 Miners Road W
Lethbridge, Alberta**

MLS # A2303881



\$689,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge x2, stove x2, dishwasher x2, microwave x2, washer x2, dryer x2, window blinds, garage remote x2, A/C

Unlock serious equity potential with this legally suited corner lot home in the high demand community of Copperwood. Designed for flow and utility, the main floor offers a bright, open concept layout featuring a spacious entry, expansive living area, and a high spec kitchen equipped with a separate induction cooktop, wall-mount oven, and premium full sized double refrigerator and freezer. A convenient 2-piece bathroom and patio doors leading outdoors complete the main floor, while the upper level hosts a private primary suite with a walk-in closet and 3-piece ensuite alongside three additional bedrooms, a 4-piece bathroom and upper floor laundry. High end modern finishes are found throughout, including quartz countertops across the main and upper level, as well as stainless steel built-in appliances. The fully self-contained basement suite is a standout feature. Bright, thoughtfully designed, and complete with its own side entrance, kitchen, and laundry making it ideal for consistent rental income or multigenerational living. Enjoy enhanced comfort and efficiency with separate heating and A/C controls for each level, giving both suites full independence. Outside, the property continues to impress with a double garage, rear parking pad for the suite, and alley access. Fully landscaped and perfectly located just 10 minutes to the University of Lethbridge, West Village Mall, and Nicholas Sheran Park, with easy access to transit, schools, and scenic walking trails. Whether you're expanding your portfolio or stepping into smart homeownership, this is the opportunity you've been waiting for.