

**286 Twinriver Road W
Lethbridge, Alberta**

MLS # A2306041



\$535,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Fridge, stove, range hood, dishwasher, washer/dryer, window coverings/hardware, garage door opener/remote, shed, U/G sprinklers front and back, TV Mounts

Welcome to this beautiful home in the highly sought-after community of Copperwood, where a genuine sense of connection and neighborhood pride truly shines. This area is known for its inviting atmosphere, with scenic parks, extensive walking paths, and community gatherings that make it easy to feel right at home. Whether it's evening strolls, kids playing nearby, or neighborhood get-togethers, Copperwood offers a lifestyle that's both vibrant and welcoming. With convenient access to major commuter routes and close proximity to new K-12 schools, it's an ideal location for families of all stages. This recently updated two-storey home is thoughtfully designed with both comfort and functionality in mind. The upper level features three spacious bedrooms, including a primary suite with a private ensuite, along with a full 4-piece bathroom—ensuring everyone has their own space. You'll also find a versatile bonus family room upstairs, perfect as a kids' hangout, play area, or even easily converted into a fourth bedroom if needed. The main floor boasts an open-concept layout filled with natural light, creating a warm and inviting space for everyday living and entertaining. The cozy living room is anchored by a beautiful fireplace, while the kitchen offers stainless steel appliances, ample pantry storage, and seamless flow to the dining area. A dedicated office space on this level provides flexibility—ideal for working from home, hosting guests, or setting up a playroom. Downstairs, the fully developed basement offers a massive recreation room along with abundant storage, giving you even more room to relax and stay organized. Outside, enjoy a large deck and thoughtfully landscaped yard—perfect for summer evenings and family gatherings. Additional highlights include a double attached garage and the peace of

mind that comes with a truly move-in-ready home. There are so many features to love here—come experience it for yourself and imagine the possibilities of making this exceptional home your own.