

**942 Miners Boulevard  
Lethbridge, Alberta**

**MLS # A2307161**



**\$580,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,307 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island		

**Inclusions:** Shed

Welcome to this spacious and beautifully maintained 4-bedroom, 3.5-bathroom family home located in the highly desirable Copperwood neighbourhood. Featuring a double attached heated garage, central air conditioning, and a functional layout with room for all your needs and more, this home is designed for comfortable family living. The kitchen is equipped with a gas stove, an oversized refrigerator, and plenty of workspace, making it ideal for both everyday use and entertaining. The inviting main living area offers a cozy fireplace, creating the perfect place to gather and unwind. With generously sized bedrooms and well-planned living spaces throughout, this home offers both comfort and practicality. Step outside and discover the true highlight of the property &mdash; an incredible backyard with no rear neighbors, stunning mountain views, and exceptional privacy, creating the perfect outdoor retreat to relax, entertain, and enjoy the scenery. The deck cover has shades that come down with a push of a button minimizing wind, sun and providing shade.