



Anne French
Your REALTOR®
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942 Miners Boulevard W
Lethbridge, Alberta

MLS # A2307161



\$574,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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.