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709 Twinriver Loop W
Lethbridge, Alberta

MLS # A2310702



\$535,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautiful 2 storey home located in Copperwood in West Lethbridge. This home has seen a number of stylish and meaningful updates including new quartz countertops, new kitchen flooring, new stainless steel appliances, updated light fixtures, detailed trim work in the primary bedroom, and even a new furnace installed in 2025. Combined with a functional family-friendly layout and a fully finished and drywalled garage, this home offers a great mix of comfort, style, and practicality. The main floor features an open concept layout that seamlessly connects the kitchen, dining room, and living room, creating a bright and welcoming space that works just as well for entertaining as it does for everyday life. The kitchen feels fresh and updated with its new finishes and appliances, while the dining and living areas flow naturally together. There is also a dedicated main floor office, perfect for those working from home or needing a quiet flex space away from the main living area. Outside, the backyard is nicely set up for summer with a raised deck, stone patio, and underground sprinklers already in place. Whether you are hosting friends, letting the kids run around, or simply enjoying a quiet evening outside, the space is both functional and low maintenance. The second level features three bedrooms, a spacious bonus room, and conveniently located laundry for added everyday convenience. The primary bedroom is a standout feature of the home with floor-to-ceiling drapery, picture frame wainscoting, a large walk-in closet, and a 3-piece ensuite that gives the space an elevated and custom feel. The basement is currently unfinished and ready for future development, offering plenty of opportunity to add additional living space and build equity over time. This is a move-in ready home in one of West Lethbridge's most desirable neighbourhoods, with

the big-ticket updates already taken care of.