



Anne French
Your REALTOR®
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3, 105 Silkstone Road W
Lethbridge, Alberta

MLS # A2319083



\$284,900

Division:	Copperwood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	976 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Door Opener, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

Freshly updated and move-in ready, this well-maintained 2-bedroom, 2 full bathroom home offers comfort, convenience, and exceptional value. Perfect for first-time buyers, students, or investors, this property features an attached garage, low condo fees, and a functional layout designed for easy living. Recent updates include washer and dryer, dishwasher, toilet, kitchen faucet, thermostat, and garage door opener. The home has also just been professionally painted and the carpets freshly cleaned, giving it a clean and refreshed feel throughout. Enjoy the convenience of being within walking distance to shopping, dining, the Cavendish Farms Centre, and the YMCA. Pet-friendly with restrictions, this is a fantastic opportunity to own an affordable and low-maintenance property in a highly convenient location.