

**206 Twinriver Road W
Lethbridge, Alberta**

MLS # A2324376



\$599,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot, Landscaped, Lawn, No Back Lane, Private, ...		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Oven, Microwave, Central A/C, Central Vac, All Window Coverings, Shed, Garage Door Opener with Remote(s).

This property is your opportunity to own a fully developed home in Lethbridge's desirable Copperwood directly across from a park and play structure in a quiet playground zone. On the main floor, you will find a living room, a well-appointed kitchen with granite countertops and a gas stove, an office, and a half bath. The entire main floor features new engineered hardwood flooring. The living area provides access to the deck and south-facing backyard. The front heated double attached garage, which boasts an extra tall ceiling with a storage mezzanine above. Upstairs is a generously sized primary bedroom with a custom walk-in closet and a 5-piece ensuite. Another two bedrooms and a full bathroom accompany it. The basement is developed with another family room, two bedrooms and a 4-piece bathroom, bringing this home to 5 bedrooms and 3.5 baths in total. Additional features include a 10.66 kW solar system, granite countertops throughout, A/C, a landscaped yard, underground sprinklers front and back, and drip irrigation for all plants. If you are looking for a comfortable, well-kept home in a great neighbourhood, this could be the perfect one for you!