

**234 Keystone Lane W
Lethbridge, Alberta**

MLS # A2324546



\$539,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,347 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, A/C, Garage door opener, Remote x1, Built in vacuum and attachments, U/G Sprinklers

Open House Saturday June 27 10am to Noon. Welcome to ****234 Keystone Lane W.**** in the highly sought-after Copperwood neighborhood, a family-friendly community offering parks, playgrounds, walking paths, schools, shopping, restaurants, the YMCA, and easy access to major routes. This exceptional property offers the rare combination of space, flexibility, and future potential. Situated on a MASSIVE LOT -almost 7000 sq. ft., the backyard provides endless possibilities. Preliminary discussions with the City indicate the potential to build a secondary detached garage up to approximately 928 sq. ft. and up to 16'9" in height (buyer to verify all requirements with the City), making this an outstanding opportunity for contractors, tradespeople, hobbyists, or anyone needing the ultimate workshop. You'll still have room for RV parking and all the toys. Inside, the home is equally impressive. The bright, open layout features vaulted ceilings, creating an inviting and spacious atmosphere. The upper level offers three bedrooms, including a private primary retreat above the attached double garage complete with a walk-in closet and full ensuite. The fully developed walk-out basement adds incredible versatility, offering excellent potential for roommates, extended family, or multi-generational living. With direct exterior access, it's ideal for family members seeking stair-free entry and added privacy. Whether you're looking for your forever home, space to grow your business, accommodate family, grow your real estate portfolio, or create additional income opportunities, this property delivers possibilities that are increasingly hard to find. Don't miss this unique opportunity to own one of Copperwood's most versatile properties!