



Anne French
Your REALTOR®
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366 Miners Chase W Lethbridge, Alberta

MLS # A2324986



\$589,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: Blinds, additional basement suite appliances: Fridge, Stove, Dishwasher, Washer/Dryer, 3 Ring Cameras. *Hot Tub is negotiable*

Located in the desirable Copperwood neighbourhood just one block from Coalbanks Elementary, this 2020-built home offers an exceptionally functional legal suite with its own private entrance and separate laundry—perfect for multi-generational living, generating rental income, or helping offset the cost of ownership. The bright, open-concept main floor features 9-foot ceilings and a stunning chef's kitchen with quartz countertops, under-mount granite sink, reverse osmosis water, and a premium stainless steel appliance package including a gas cooktop, built-in convection oven, and Frigidaire Professional stand-up fridge and freezer. Large sliding patio doors lead to the spacious backyard complete with an oversized deck, extensive patio space, beautiful custom landscaping, and room to park an RV thanks to the wide corner-lot access gate. Proudly occupied by the original owners, this home has been meticulously maintained and thoughtfully upgraded with additional concrete for enhanced functionality, custom landscaping, full fencing, and Ring security cameras at all three exterior doors - an excellent feature for homeowners, long-term rentals, or Airbnb. The attached garage has also been professionally customized by Platinum Garages with built-in storage solutions and mounted bike racks, making excellent use of every inch of space.