

**6, 205 Silkstone Road W
Lethbridge, Alberta**

MLS # A2328851



\$329,900

Division:	Copperwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: n/a

Quick possession. Move-in ready. Investment potential. Prime location—close to schools, the University of Lethbridge, and shopping. Low maintenance living. Whether you're a first-time buyer, a growing family, someone looking to downsize, or an investor seeking a reliable income-producing property, this move-in-ready condo offers the ideal combination of comfort, convenience, and lasting value. Opportunities like this don't come along often. From the moment you step inside, you'll immediately appreciate the bright and airy open-concept design that seamlessly connects the living room, dining area, and kitchen—creating the perfect space for everyday living and effortless entertaining. Generous bedrooms include a comfortable primary retreat along with two additional bedrooms that are perfect for family, guests, or a home office. With 2 $\frac{1}{2}$ bathrooms, there's plenty of space and convenience for everyone. The single attached garage provides secure parking, additional storage, and year-round comfort. Located in the vibrant, family-friendly community of Copperwood, this home is just minutes from schools, playgrounds, the YMCA, shopping, restaurants, walking paths, and a wide variety of other amenities—making daily life both convenient and enjoyable.