

**178 Silkstone Road W
Lethbridge, Alberta**

MLS # A2337279



\$450,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	905 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove, Washer and Dryer, All window coverings including curtains, rods, and blinds, Ceiling Fan, Garage Door Opener, 2x medicine cabinet, 2x garage wood shelving, 2 Love seats, 1 couch, 1 sectional, Glass coffee table -Circle, Kitchen table & 4 chairs, 3 end tables, Rectangle coffee table, 2 TV Stands 1 with F/P, Desk. All Dishes

Welcome to this clean, well-maintained bi-level in the community of Copperwood! This home has been cared for and offers a functional layout, great natural light, and several important recent updates. Head up to the main floor, where iron spindle/maple railing, vaulted ceilings, and an open-concept design create a bright and welcoming living space. The kitchen offers plenty of cabinetry in peninsula island because you can never have too much counterspace! Two bedrooms are located on the main floor, along with a 4-piece bathroom complete with medicine cabinet. The fully developed lower level is bright and inviting thanks to the bi-level design and large windows that allow plenty of natural light to flow in. Here you'll find two additional bedrooms, another 4-piece bathroom, and a spacious family room, giving you plenty of room for the whole family. Some of the biggest highlights are the recent major updates, including a brand-new furnace (like in the last week) hot water on demand installed in 2024, and a new roof in 2021—big-ticket items already taken care of! Outside, enjoy the large, fully fenced backyard complete with a pressure-treated deck and spindle railing. And perhaps one of the best features—a double detached garage, providing excellent parking, storage, or workspace. With 4 bedrooms, 2 bathrooms, a fully developed basement, major recent updates, a great yard, and a double garage, this Copperwood home offers fantastic value. Clean, comfortable, and truly move-in ready—call your favourite REALTOR® and book your showing today!