

832 Silkstone Close Lethbridge, Alberta

MLS # A2346499



\$375,000

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,140 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: Dining table and chairs (negotiable)

Room to spread out, room to get things done, and room to grow into whatever comes next. Welcome to 832 Silkstone Close West, a well-maintained duplex with a functional layout, plenty of living space, and a great location in one of Lethbridge's popular family-friendly communities. The main floor is open and welcoming, with the kitchen, dining area, and living room flowing together so everything from cozy dinners at home to having friends over feels easy. A 2-piece bathroom and a rear mudroom add everyday convenience, with the backyard just steps away. Upstairs, you'll find three bedrooms, including a generously sized primary with a full walk-in closet, plus a spacious 4-piece bathroom. The newly-developed basement is where this home really stretches out. It offers an additional bedroom, a 3-piece bathroom, a dedicated office, lots of extra storage, and a laundry area with washer and dryer. Outside, the backyard includes a parking pad for easy off-street parking, with plenty of room to create an outdoor space that fits the way you live. Shopping, restaurants, schools, parks, the Crossings shopping complex, and ATB Centre are all close by, making this Copperwood location as convenient as it is comfortable. This is a West side duplex you won't want to miss.