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454 Twinriver Road W
Lethbridge, Alberta

MLS # A2352745

$498,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-SL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Vaulted Ceiling(s)		

Inclusions: 3 tv mounts, underground sprinklers, window coverings, living room entertainment unit.

Welcome to this well maintained bi level in family friendly Copperwood! The main floor has been refreshed with new flooring and paint and offers a bright, open concept kitchen, dining and living area. The living room features a modern built in entertainment centre, adding both style and function to the space. Two bedrooms are located on the main level, including a spacious primary bedroom with a walk in closet and 3 piece ensuite, along with an additional 4 piece bathroom. The fully finished walkout basement provides plenty of additional living space with a comfortable family room featuring a corner gas fireplace, a third bedroom, 3 piece bathroom and a flexible gym area that could easily be converted into a fourth bedroom by adding a wall. There is also plenty of storage in the laundry and utility room. Step outside from the walkout basement to a cozy covered sitting area beneath the deck, creating a great spot to relax or entertain. Additional features include central air conditioning, underground sprinklers and a fully insulated and drywalled detached garage. Located just down the street from Coalbanks Elementary School and close to Copperwood’s parks, walking paths and green spaces, with shopping, restaurants, schools and amenities at The Crossings nearby. A well cared for home with a functional layout, plenty of finished living space and room to grow.

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