Anne French
Your REALTOR®
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2 Miners Road W
Lethbridge, Alberta

MLS # A2353058

$599,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	**Age:**	2020 (6 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed	**Zoning:**	R-M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Not looking for an investment? You might be now. Your next home could help pay for itself. This 2020-built home with a legal suite sits on a corner lot in Copperwood, one of Lethbridge’s most in-demand communities. Rent out both units, or live in one and rent the other. Either way, this is the kind of value investors wait for. With 5 bedrooms and 3.5 baths, this home is built to maximize rental revenue. The upper unit has 4 bedrooms and 2.5 baths across two levels. The open main floor features a high-spec kitchen with quartz counters and built-in stainless appliances. Highlights include an induction cooktop, a wall oven, and a full-size double fridge and freezer. Patio doors lead out to the yard, and a 2-piece bath completes the level. Upstairs, you’ll find a private primary suite with a walk-in closet and 3-piece ensuite, three more bedrooms, a 4-piece bath, and convenient upper floor laundry. The legal 1-bedroom basement suite is a true income generator. It has its own side entrance, a full kitchen, a 4-piece bath, and private laundry, so your tenants have everything they need. Separate heating and A/C controls for each unit keep both households comfortable and fully independent, making this a hands-off property to manage. Prefer to keep it in the family? It’s just as perfect for multigenerational living. Both units come move-in ready, complete with stainless steel appliances, including a fridge, stove, dishwasher, microwave, washer, and dryer in each. That means no appliances to buy before you start collecting rent. Built in 2020, this truly turnkey investment means fewer repairs, lower maintenance costs, and peace of mind from day one. Set on a fully landscaped lot, this property offers parking for 6. There’s a double attached garage for the upper unit and a rear parking pad with alley access for the suite, so living here never feels like sharing a

house. R-M zoning means the legal suite is fully supported, so you can rent with confidence. Think about who wants to live here: students and staff just 10 minutes from the University of Lethbridge, families close to schools and Nicholas Sheran Park, and active renters 5 minutes from the YMCA, with West Village Mall, transit, and walking trails all nearby. Newer construction, legally suited, and a fantastic location, all at $599,000. This one checks all the right boxes. Book your showing with your favourite REALTOR®.

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