

**422 Twinriver Road W  
Lethbridge, Alberta**

**MLS # A2160108**



**\$529,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Yard Lights, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Primary Downstairs, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Pond pump		

Introducing the Ashcroft Jorgensen model, a stunning modern home built in 2010 that offers both style and functionality. This unique property features numerous upgrades, including a full finished, heated double garage with alley access and a maintenance-free backyard. The two-story design is ideal for family living, boasting an open concept main floor. Here, you'll find a cozy living room with a fireplace, a dining area with elegant built-in cabinetry, and a kitchen equipped several new appliances. A convenient 2-piece bathroom completes this level. Upstairs, the home features two well-sized bedrooms, a full 3-piece bathroom, and a master bedroom with a walk-in-closet and a luxurious double-sink ensuite. The fully developed basement enhances the home's appeal with a family room and built-in entertainment center, a laundry room, a full 3-piece bathroom, and two additional bedrooms. The backyard is perfect for relaxation and entertainment, featuring a deck, a hot tub surrounded by a bar ledge and pergola, and a serene Rock Fountain. The front yard is beautifully landscaped with trees and flowers, and both the front and back yards benefit from underground sprinklers and drip lines. This exceptionally well-kept, smoke-free family home is ideally located just around the corner from Coalbanks Elementary School and Coalbanks Park. A must-see for those seeking a blend of modern amenities and convenience! Call your favorite REALTOR®; today to book your showing!