



Anne French  
Your REALTOR®  
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403-894-9537  
anne@locknkeyrealty.ca

526 Twinriver Road W  
Lethbridge, Alberta

MLS # A2167196



**\$579,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** Fridge, Stove, Wall Oven, Microwave, Range Hood, A/C unit, Shed, Dishwasher, Basement Fridge, Washer x2, Dryer x2

Looking for your next family home in Lethbridge? Check out this gem in Copperwood—it’s a perfect blend of space, style, and convenience! This amazing property has 5 bedrooms and 3.5 bathrooms, so there’s plenty of room for everyone. The main floor is all about that open-concept lifestyle, which means tons of space for hanging out and entertaining. The kitchen is a standout with its modern touches and plenty of room for meal prep. Plus, the living area is bright and inviting, making it a great spot for family time or hosting friends. Head upstairs and you’ll find a bonus room that’s perfect for movie nights, playdates, or even a home office—whatever fits your family’s needs. The master suite is truly a retreat with a spacious layout and a luxurious ensuite bathroom. Laundry is located upstairs as well for extra convenience. Downstairs, the fully developed walk out basement hosts an illegal suite with 2 bedrooms, 1 bath, separate laundry, and a kitchenette. It’s ideal for guests, extended family, or even as a rental. The huge deck off the dining room opens up to a backyard that backs onto the greenspace and playground, which is awesome for the kids and easy for you to keep an eye on them. And with the attached double garage, you’ve got plenty of space for vehicles and storage. Copperwood is known for being a family-friendly neighborhood with great amenities, close to shopping, restaurants, and the YMCA. This home is the perfect fit for a young family....call your REALTOR® today to view!