



Anne French
Your REALTOR®
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303 Twinriver Road W
Lethbridge, Alberta

MLS # A2173924



\$520,000

Division:	Copperwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,839 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry		

Inclusions: Hot tub, Shed, Central vac Attachments, Security cameras

This open-concept home features a bright living, dining, and kitchen area with deck access. Upstairs, you'll find two bedrooms, a full bath, and a master suite with a 3-piece ensuite and walk-in closet. The walk-out lower level offers a spacious family room with a corner fireplace, laundry, a fourth bedroom, and full bath. A den, rec room and a mechanical room with hot water on demand are located on the fourth level. Outside, enjoy a fully finished detached garage with a gas heater and wall A/C, plus a fenced, low-maintenance yard with artificial turf, custom gemstone lighting, and a relaxing hot tub. Just steps from Copperwood Elementary and close to The Crossings' amenities. Move-in ready!