

**1, 185 Silkstone Road W
Lethbridge, Alberta**

MLS # A2175842



\$339,900

Division:	Copperwood		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,503 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Lawn, Landscaped, Level, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 219
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR microwave, A/C, window coverings, gas BBQ, garage door opener and 2 remotes

Dive into this 1500 sq/ft gem of a luxury condo nestled at the fabulous Club in Copperwood! This family-friendly neighborhood is just a hop, skip, and a jump from the Crossings shopping center, schools, and scrumptious dining options! Perfect for students, it's a mere minutes' drive from the University of Lethbridge. The Club at Copperwood also includes a small community gym and a meeting and entertainment space. This end unit is practically bursting with sunshine, featuring a lovely east-facing balcony that's all cuddled up away from the wind, complete with its very own gas line for BBQ magic! With 3 cozy bedrooms, including a spacious primary suite boasting a walk-in closet and a fabulous ensuite, you'll have room to breathe. The second bedroom even has balcony access—talk about a dreamy setup! Whip up culinary delights in the charming kitchen with loads of cabinets, all while enjoying extra visitor parking on Silkstone Rd. The attached finished garage is a cherry on top, complete with a high-end opener and mezzanine storage. This former show suite flaunts upscale finishes, like snazzy light and plumbing fixtures, and guess what? No smokey shenanigans or furry friends have ever called this place home! Plus, enjoy a sheltered balcony with two access doors, a newer 50-gallon water tank, and A/C that's just about 2 years young. With 2 full bathrooms and a bonus nook for reading or working, this condo is the total package!