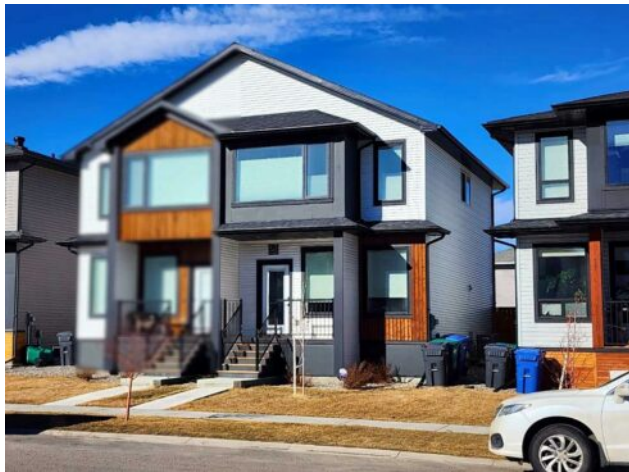


**975 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2197245



\$379,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,246 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, A/C, Washer, Dryer, Window Coverings

Welcome to your dream home! This half duplex offers a perfect blend of modern amenities and comfortable living. Situated in a vibrant neighborhood and close to most amenities, this property is ideal for families and individuals seeking convenience and style. The duplex boasts three spacious bedrooms. The primary bedroom is especially notable for its walk-in closet, offering ample space and an elegant design. The primary bedroom includes a stylish ensuite bathroom, ensuring privacy and convenience. The kitchen features stunning quartz countertops throughout, providing a sleek and modern look. All appliances are included, making it ready for you to move in and start cooking your favorite meals. Experience the beauty and durability of laminate flooring that runs throughout the main floor, offering both aesthetic appeal and low maintenance. Upper level has carpet throughout other than the bathrooms which are tiled. Enjoy the abundance of natural light streaming through the home's numerous windows, creating a bright and welcoming atmosphere. The property includes a rear double parking pad, providing ample space for vehicles and easy access. This 2-story duplex offers a spacious and bright open layout, perfect for entertaining guests or relaxing with family. The home features great curb appeal, making a lasting first impression with its well-maintained exterior and attractive design. Conveniently located, this half duplex places you close to a variety of amenities, including shopping centers, schools, parks, and public transportation. You'll have everything you need within easy reach, enhancing your everyday living experience. Don't miss out on this fantastic opportunity to own a beautiful, spacious, and well-appointed home. Schedule a visit today and see for yourself what makes this property so special!