

**572 Firelight Place W  
Lethbridge, Alberta**

**MLS # A2204969**



**\$515,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Sta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, stove dishwasher OTR microwave, washer, dryer, blinds on windows, central a/c unit, garage door remote, shed in backyard, and shelves in garage.

This spacious 5-bedroom, 3-bathroom family home in the desirable Copperwood neighborhood of West Lethbridge is currently being used as a rental, offering both comfort and investment potential. The open-concept main floor features vaulted ceilings and skylights, filling the space with natural light. The modern kitchen includes sleek cabinetry, a large island, and stainless steel appliances, flowing seamlessly into the dining and living areas – perfect for entertaining or family gatherings. The primary suite includes a walk-in closet and a luxurious en-suite bathroom. The fully developed basement adds even more living space with a large family room, two additional bedrooms, and a full bathroom, highlighted by a cozy gas fireplace. Outside, the private backyard features a double deck, raised planters, and a storage shed. Additional highlights include air conditioning, a double attached garage (22' x 24'), and a quiet cul-de-sac location close to schools, parks, and shopping. Whether you're looking for a family home or a strong rental investment, this property offers incredible value and opportunity. Contact your favorite Realtor today to schedule a private tour!