

5, 221 Silkstone Road W  
Lethbridge, Alberta

MLS # A2264837



# \$305,000

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Assigned, Off Street		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 202
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to The Club at Copperwood! This fully developed townhome offers exceptional flexibility and value. The main floor features a bright living room, convenient half bath, and an open-concept kitchen, dining, and living area. The kitchen includes plenty of storage, stainless steel appliances, laminate countertops, and access to the back porch. Upstairs, you'll find two spacious primary bedrooms—each with its own ensuite and walk-in closet—plus upper-level laundry for added convenience. The fully developed basement adds even more living space with a third bedroom, another walk-in closet, and a 3-piece bath. Effectively, this home provides three private bedroom suites, making it ideal for investors or anyone looking to offset their mortgage. Residents enjoy access to The Club's amenities, including a fitness centre, and this unit comes with two assigned parking stalls. Whether you're looking for a project that can be brought back to a low-maintenance home or a investment opportunity, this one checks all the boxes!