



**94 Keystone Terrace W**  
**Lethbridge, Alberta**

**MLS # A2266687**



**\$489,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, Central Air, Underground Sprinklers, Garage Door Opener + Control, Electric Garage Heater		
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This fantastic 2-storey in an ideal location, is now available and waiting for you! Featuring an open concept main floor with a bright living room, extra large dining area and a kitchen that's perfect for entertaining with its centre island, ample cupboard space and corner pantry. There's laminate throughout the main floor and a 2 piece bathroom as well. Upstairs boasts three bedrooms including a large master bedroom with walk-in closet, 3 piece ensuite and an additional 4-piece bathroom. The basement was thoughtfully developed with a family room, finished laundry room with sink and another bedroom with its own access to the 4-piece basement bathroom. An updated furnace, covered front porch, central air and back deck add to the appeal. The double detached garage has an electric heater and there's still plenty of space in the landscaped backyard. Close to the ATB centre, schools, shopping, dining, parks & more. Do not delay.