

532 Silkstone Crescent W  
Lethbridge, Alberta

MLS # A2271536



\$450,000

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Copperwood                                                             |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | Bi-Level                                                               |        |                   |
| Size:     | 930 sq.ft.                                                             | Age:   | 2009 (16 yrs old) |
| Beds:     | 4                                                                      | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                 |        |                   |
| Lot Size: | 0.11 Acre                                                              |        |                   |
| Lot Feat: | Back Yard, Corner Lot, Landscaped, Lawn, Treed, Underground Sprinklers |        |                   |

|             |                                                                                |            |      |
|-------------|--------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                        | Water:     | -    |
| Floors:     | Carpet, Laminate                                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                | Condo Fee: | -    |
| Basement:   | Full                                                                           | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                                       | Zoning:    | R-SL |
| Foundation: | Poured Concrete                                                                | Utilities: | -    |
| Features:   | Ceiling Fan(s), Central Vacuum, Crown Molding, Laminate Counters, Sump Pump(s) |            |      |

**Inclusions:** Air Conditioner, Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer and Dryer, All window coverings including curtains, rods, and blinds, Sump pump, Central Vac/Attachments, 2 x Garage Door Remotes, U/G Sprinklers

Immaculate bi-level in the family-friendly community of Copperwood! Built in 2008, this home has been exceptionally cared for with pride of ownership throughout. The main floor features vaulted ceilings, crown molding, maple spindle railing, and laminate flooring. There are two bedrooms and a full bathroom on the upper level. The primary has updated lighting and a ceiling fan and is located on the rear of the home. The lower level feels bright and spacious with vaulted ceilings, plush updated carpet (2019), and a cozy gas fireplace with blower system. This level includes two additional bedrooms and a beautifully finished bathroom with heated tile flooring, tiled shower, and glass doors. Situated on a corner lot, the property offers a cedar deck with gas line, cedar fencing, underground sprinklers, extra parking inside the yard for a trailer, and a 20' x 22' detached garage. Added features include hot water on demand, central air (2021), central vac with attachments, and shelving included in both the basement and garage. This home is in exceptional condition with virtually no wear and tear—truly move-in ready. A perfect option for families or anyone seeking a well-maintained 4-bedroom, 2-bathroom home in West Lethbridge!