



**802 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2281137

\$515,000



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|------------------|---------------------------------|---------------|------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,404 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, No Neighbours Behind | | |

| | | | |
|--------------------|------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | n/a | | |

This well-designed two-storey home is located in the popular Copperwood neighbourhood and offers a practical layout with room for the whole family. Featuring 3 bedrooms upstairs, a fully developed basement with a fourth bedroom, and 3.5 bathrooms, this home checks all the boxes for comfortable family living. The main floor offers open living and dining spaces, while the basement adds valuable extra room for guests, a home office, or a growing family. Additional features include a double attached garage, central air conditioning, upstairs laundry, a walk-in closet and ensuite in the primary bedroom, and a fully fenced yard. With no neighbours to the rear and backing onto open space, this home offers added privacy while still being close to schools, parks, walking paths, and west-side amenities. Ideally positioned in one of Lethbridge's most desirable family communities.