

# \$629,900 - 43 Miners Road W, Lethbridge

MLS® #A2236854

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,843 sqft

Residential on 0.17 Acres

Copperwood, Lethbridge, Alberta

STEPS AWAY FROM SCHOOL, PARK AND PLAY GROUND. This stunning property built on a Huge pie-shaped Lot features a custom-selected exterior with upgraded accent materials, a welcoming front entry with a coat closet, a convenient mudroom and half bathroom off the garage. The spacious kitchen includes an 8-foot island, perfect for meal prep and entertaining. The living room has a cozy gas fireplace with a custom mantel detail. The open-concept design seamlessly connects the kitchen, living, and dining spaces. Upstairs, you'll find a versatile bonus room, a practical laundry room with a linen closet, two generously-sized bedrooms, and a well-appointed bathroom. The expansive primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a free-standing bathtub. This home combines modern design with thoughtful details, offering everything you need for comfortable and stylish living. Basement is undeveloped but set up for Family room, bedroom and another full bathroom. You will also enjoy the TRIPLE CAR GARAGE and your family will enjoy the large back yard. Home is virtually Staged. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2236854    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,843       |
| Acres          | 0.17        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 43 Miners Road W |
| Subdivision | Copperwood       |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1J5W8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 1                                                               |
| Fireplaces        | Gas                                                             |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Yard, Pie Shaped Lot          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 50             |
| Zoning         | RCL            |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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