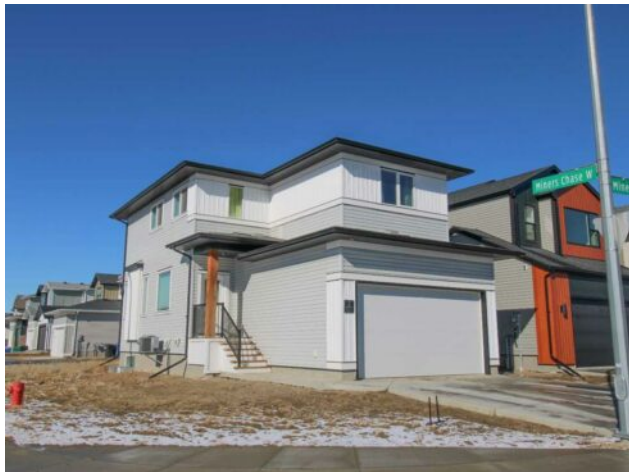


## 2 Miners Road W Lethbridge, Alberta

**MLS # A2198998**



# \$659,900

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge x2, stove x2, dishwasher x2, microwave x2, washer x2, dryer x2, window hangings/blinds, garage remote x2, a/c

This is a LEGALLY suited home in the highly sought-after Copperwood neighbourhood, currently rented out, and supplementing the mortgage! The upper-level boasts 4 bedrooms, 3 bathrooms, and a nice double attached garage. The primary suite is on the top floor with a view of the mountains, featuring a walk-in closet and a private ensuite. Three more rooms are on the upper level, laundry and a full bathroom. The main floor offers garage entry, a living room with access to patio doors and an open-concept living area—perfect for entertaining and everyday life! In the kitchen is an oversized freezer/fridge, built-in oven, glass cooktop, deep large sink, quartz countertops. The legal suite with side entry and a completely private 1-bedroom suite with its own living room, kitchen, laundry, and bathroom makes this property ideal for multi-generational living or an additional income stream. Sitting on a big corner lot with alley access, this home provides plenty of outdoor space for relaxation or future possibilities. Located in a safe, quiet, and family-friendly community, you’re within walking distance to multiple parks and top-rated schools. Enjoy easy access to shopping, the YMCA, and green spaces, plus a short commute to the university, making it highly appealing to students and professionals alike. This is an incredible investment opportunity in one of Lethbridge’s fastest-growing neighbourhoods! Don’t miss out—schedule your showing today!