

# \$599,900 - 6 Miners Road W, Lethbridge

MLS® #A2194251

**\$599,900**

3 Bedroom, 3.00 Bathroom, 2,170 sqft

Residential on 0.10 Acres

Copperwood, Lethbridge, Alberta

Welcome to the "Kinley" by Stranville Living Master Builder located in the vibrant west Lethbridge community of Copperwood. Over almost 20 years, Copperwood has established itself as the residential heartbeat of the westside. Located just off Whoop Up Drive, Copperwood residents can enjoy the many amenities within and surrounding the community including the centralized Coalbanks Elementary School, a Community Garden, places of worship as well as the nearby Crossings commercial area featuring restaurants, retail and recreation including YMCA of Lethbridge and Cavendish Farms Ice Arenas. At 2,170 square feet of developed area, this home has a terrific amount of space for any size family and has an undeveloped basement that adds bedrooms #4 and #5 with a second family/living room, and a 3-piece bathroom upon completion. The main floor includes a beautifully appointed kitchen with Adora Cabinets extended to the ceiling, fully tiled backsplash, and quartz countertops. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. A 10' extended eating bar on the kitchen peninsula can seat 4-5 people and is lit up by a couple very cool mirrored light pendants. The main floor also includes a flex room that can be used as a home office, yoga studio, or reading nook. A sliding patio door



and large windows light up the dining room and living room, which also includes a sleek electric fireplace, built into a floor to ceiling build out with a wood mantle. Other main floor features include lockers at the mudroom, a built-in desk, and a 2-piece powder room. The second level includes three bedrooms, media room, and a large laundry room. The primary bedroom has a corner ensuite bathroom with freestanding soaker tub, dual vanities, and a tiled shower. The primary bedroom walk-in closet itself is nearly 100 square feet! High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging.

Built in 2024

**Essential Information**

MLS® #	A2194251
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,170
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	6 Miners Road W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1J 5T9

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Electric Water Heater, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Induction Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 12th, 2025
Days on Market	67
Zoning	R-CL

### Listing Details

Listing Office	REAL BROKER
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