

# \$500,000 - 326 Twinriver Road W, Lethbridge

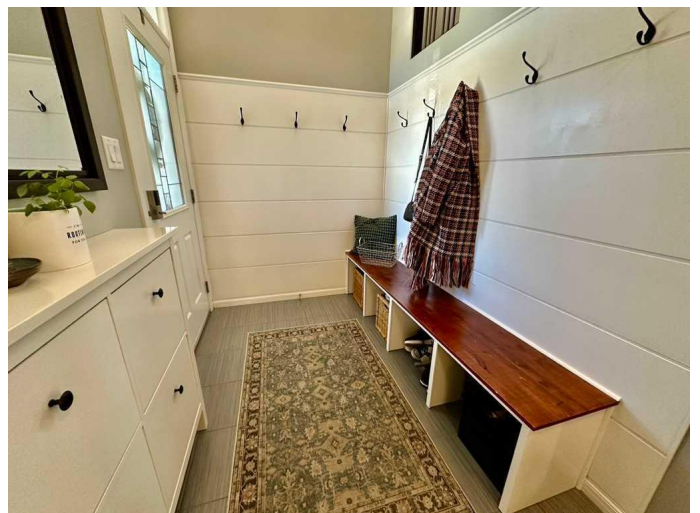
MLS® #A2201447

**\$500,000**

3 Bedroom, 4.00 Bathroom, 1,570 sqft  
Residential on 0.10 Acres

Copperwood, Lethbridge, Alberta

Step inside this welcoming Copperwood 2-Storey home and settle right in! You are immediately greeted by a built in entryway bench and bright open staircase. The main floor open concept living space features warm tones, hard wood flooring, a cozy gas fireplace, and more built in features including dining area bench seating, desk area, and storage cabinet that were all exquisitely finished to complement the rest of the finishings. The kitchen features ceiling height cabinetry, granite counter tops, and a corner pantry with updated dishwasher and fridge making dinners and clean-up convenient, while allowing for uninterrupted entertaining. The main floor dining area has upgraded french doors opening up to the extended rear deck with wiring in place for a hot tub, as well as a privacy screen and established trees. There is even room in the yard for a shed, playhouse, dog run and children's activities which is great as you are also steps away from both the elementary school and park/playground, making this a perfect family home! Head upstairs to the bedroom area and notice the large bedrooms for everyone in the family! With 2 well-appointed bedrooms and a shared 4 piece bathroom, along with upper laundry area, and large primary suite with walk-in closet and ensuite bathroom everyone will feel that they have their own sanctuary for both rest and play. Heading downstairs to the fully finished basement you will find a full bathroom, and large rec area. Need an additional



bedroom? There is certainly space downstairs to make that a reality while still being able to have space for entertainment. The wet bar and built-in speakers in the basement add to the appeal and functionality of the space, and offer options for guests, teens, or a family game/movie area. To top it off this home also has a large storage space in the basement, as well as an attached heated double garage. Come and see what all of the excitement is about in Copperwood!

Built in 2012

### **Essential Information**

MLS® #	A2201447
Price	\$500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,570
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	326 Twinriver Road W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5B9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 16

Zoning R-CL

### **Listing Details**

Listing Office Grassroots Realty Group

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