

# \$645,000 - 906 Miners Boulevard W, Lethbridge

MLS® #A2196762

**\$645,000**

4 Bedroom, 4.00 Bathroom, 1,978 sqft

Residential on 0.10 Acres

Copperwood, Lethbridge, Alberta

This home checks all the boxes, featuring a main floor office, a generously sized mudroom, a walk-through pantry, a double attached garage, a fully finished basement, and it has been meticulous kept! Not only is this home functional, but it also boasts the WOW factor of an "open-to-below" design from the second floor looking into the living room. With 20-foot ceilings, this home makes quite a statement!

The modern kitchen will delight any chef, complete with a top-of-the-line appliance package. It includes a six-burner Bertazzoni gas cooktop, a stainless steel built-in hood fan, a 5½-foot side-by-side fridge/freezer unit, and a built-in oven and microwave, sell granite sink and beautiful, white quartz countertops. The main floor features a lovely open concept feel, with huge windows on the back of the home that let in so much light you might need to wear shades! This spectacular south backing view offers privacy, with no neighbors behind you, (for now) and showcases a stunning view of the mountains. There is a wood deck with aluminum railing, along with stairs leading down to a concrete pad area in the backyard.

Beautiful custom glass railings from the main floor to the second floor highlight the living room space, allowing abundant light to flow through to the upstairs, creating an airy atmosphere! Upstairs, there is a bonus room at the back of the home, separated only by a pony wall from the open-to-below space. The



massive windows continue into this area, making the ceilings feel higher and the space feel brighter.

The main bathroom features a 6-foot tub, while two spare bedrooms are positioned between the bonus space and the primary bedroom, which is located at the front of the home and includes an ensuite with a double vanity. The shower is truly outstanding, featuring upgraded tile to the ceiling and floor, a curb-less design for a sleek look, and providing easy access. It includes not just one showerhead but two, as well as body sprays. Custom glass doors and a shelf that extends across the back of the shower enhance its functionality. The walk-in closet in the primary bedroom is the most organized closet I have EVER seen, with functional shelving on one side and continuous hanging wire shelving on the other.

The basement is fully finished and includes a spare bedroom, a spacious living room that features an area to hook up all your electronics, neatly tucked behind the stairs. There is also a beautiful laundry room with side-by-side washer and dryer, a quartz countertop above, and a nice transom window that lets in light, making it feel anything but like a basement laundry.

Additional upgrades to this property include a hot water on demand system, a widened concrete pad and walkway in front, gemstone lights at the front and back of home for festive ambiance at the click of a button, and a zoned furnace for excellent climate control throughout the home.

Copperwood is great with all the amenities and schools nearby. Are you ready to call this property home?

Built in 2020

## **Essential Information**

MLS® #	A2196762
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,978
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	906 Miners Boulevard W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5L9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	50
Zoning	R-CL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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