

\$509,900 - 709 Twinriver Loop W, Lethbridge

MLS® #A2173389

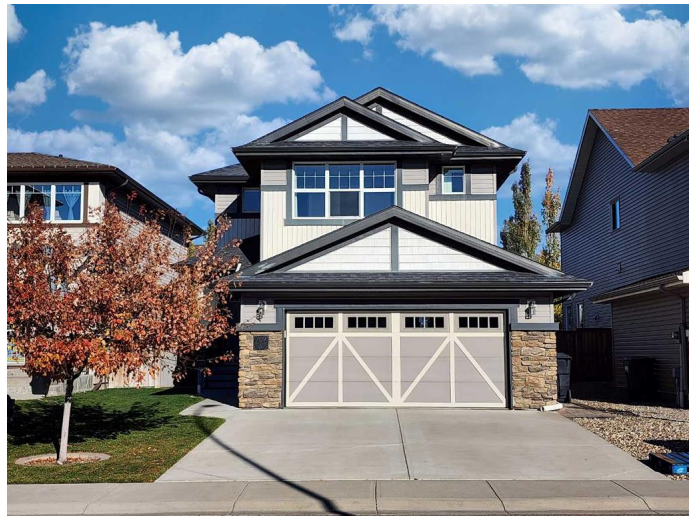
\$509,900

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.11 Acres

Copperwood, Lethbridge, Alberta

Welcome to Copperwood! This comfortable, well-maintained home is a perfect blend of modern amenities & convenient living for your family. With 3 bedrooms + office & 3 bathrooms, you will have plenty of space to grow. Step inside to an inviting open-concept layout that seamlessly connects the living room & kitchen. The kitchen is a culinary enthusiast's dream, featuring stainless steel appliances, a sleek glass cooktop, with a tiled backsplash that complements the luxurious stone countertops. Plenty of options for eating, with space for a table or seating at the breakfast island. Off the kitchen is access to the back deck, perfect for BBQ's in the summer! Enjoy cozy evenings by the fireplace, adorned with a custom mantel & built-in bookcase. The main floor also includes a 2-piece bathroom & a dedicated office, providing a quiet workspace. Upstairs, discover a spacious family room, a 4-piece bathroom & three bedrooms, with laundry nearby for ultimate convenience. The main suite is a sanctuary of its own, featuring a generous walk-in closet & 3-piece ensuite with glass shower. Downstairs, the unfinished basement is a blank canvas with plumbing ready for a future bathroom and also space for bedrooms, a home gym, or a play area to suit your lifestyle needs. Outside, you'll find a fully-fenced, low-maintenance backyard. Enjoy relaxing on your cobblestone patio while enjoying your large garden space, perfect for planting your favourite flowers or growing your



own vegetables. Located just steps from Firelight Park, youâ€™ll have easy access to lush green spaces, schools, restaurants & convenient shopping. Everything you need is right at your doorstep! Don't miss out on this incredible opportunity to own a piece of Copperwood. Contact your REALTOR® today to book your personal tour.

Built in 2012

Essential Information

MLS® #	A2173389
Price	\$509,900
Sold Price	\$493,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,740
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	709 Twinriver Loop W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street

Interior

Interior Features	Central Vacuum, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	December 10th, 2024
Days on Market	46
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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