# \$579,900 - 35 Miners Road W, Lethbridge

MLS® #A2267466

## \$579,900

3 Bedroom, 3.00 Bathroom, 1,797 sqft Residential on 0.12 Acres

Copperwood, Lethbridge, Alberta

Welcome to the Westhill by Stranville Living Master Builder, an award-winning two-storey home model located in the dynamic west Lethbridge community of Copperwood. At just under 1,800 square feet of developed area, this 3 bedroom, 2.5 bath home is terrifically finished in selections made by the builder's skilled interior design team. The main floor includes a beautifully appointed kitchen in an upgraded MDF finish by Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and island with extended eating bar. 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 sleek built-in electric fireplace with wood mantle accents the main floor living room. An 8' sliding glass door exits onto the future deck sitting adjacent to a massive rear window with views of the large rear yard. Upstairs, a large primary bedroom includes a tasteful double sink vanity and a sizeable tiled shower with glass door. Two more ample bedrooms, a 4-piece bathroom, and laundry closet also grace this upper level, but it is the 163 square foot media room that makes it complete. Don't forget about the high efficient mechanical equipment, Low E windows, and spray foam in the rim joists that help keep your heating and cooling costs in check. All the beautiful finishes of the home aside, it is the incredible size of the lot that







sets this home apart from every other home on the street. Come by and see what I mean, you'll be happy you did. Pictures contain virtual staging. There's nothing like NEW!

#### Built in 2025

#### **Essential Information**

MLS® # A2267466 Price \$579,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,797 Acres 0.12 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 35 Miners Road W

Subdivision Copperwood
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1J 5W6

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz

Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows

Appliances Built-In Oven, Dishwasher, Garage Control(s), Induction Cooktop,

Microwave, Range Hood, Built-In Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Front Yard, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 30th, 2025

Days on Market 6

Zoning R-CL

## **Listing Details**

Listing Office REAL BROKER

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