



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**63 Miners Road W  
Lethbridge, Alberta**

**MLS # A2267703**



**\$649,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,806 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, No Ne...		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Juniper by Stranville Living Master Builder, a unique two-storey model located in the vibrant West Lethbridge community of Copperwood. IYKYK - this community has been the hub of the westside since 2006 and it's multiple parks, walking paths, and ponds provide the scenery and recreational opportunities not found in every neighborhood. Access to the Cavendish Farms Centre and the many restaurants and shopping is a quick trip across Whoop Up Drive, not to mention the Lethbridge LDS Temple, which is currently under construction in the same area. At just over 1,800 square feet of developed area, this 4-bedroom home is as versatile as it is beautiful, both inside and out. The main floor includes a beautifully appointed kitchen by Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and island with extended 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 electric fireplace accents the main floor living room with a wall mounted mantle that is crisp and clean. A large sliding glass door exits onto the future deck and sits adjacent to a massive rear rake style window with park views for days. The unique element of this main floor is a flex room that can be either an office for those needing to work at home or an auxiliary bedroom with direct access to a full 4-piece bathroom, which sets up perfectly for someone with mobility issues, like an aging close relative. Upstairs, you'll find the large primary bedroom and ensuite with double vanity sinks and a lovely tiled shower. Two more bedrooms, another 4-piece bathroom, a bonus room, and laundry room complete this upper level. The oversized garage is 25' wide,

sitting on a lot that is 42' wide, making this one of the largest parcels on the block. 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. Photos may contain virtual staging.