

# \$525,000 - 831 Miners Boulevard W, Lethbridge

MLS® #A2253625

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,587 sqft

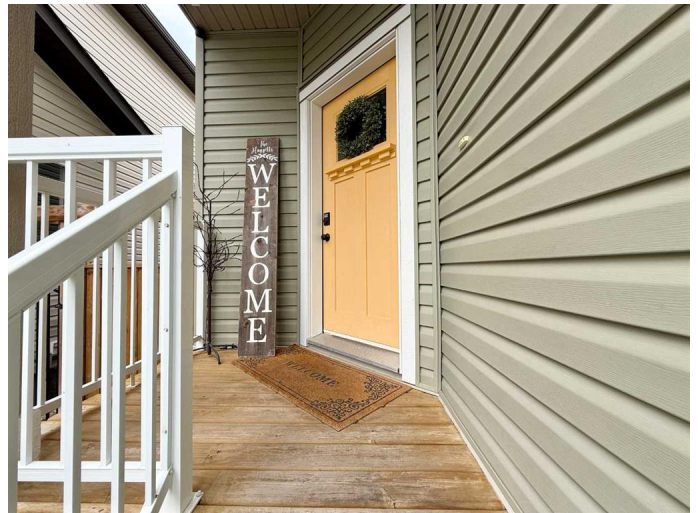
Residential on 0.09 Acres

Copperwood, Lethbridge, Alberta

Welcome to this stunning 3-bedroom, 2.5-bathroom two-story home in the highly sought-after Copperwood community on the West Side of Lethbridge! As you step inside, you will be greeted by a spacious entryway and soaring ceilings that carry throughout the main floor, creating a bright and inviting atmosphere. Around the corner, the open-concept layout awaits, showcasing a modern kitchen with upgraded appliances, including a gas cooktop and oversized fridge/freezer combo. The kitchen flows seamlessly into the dining and living areas, making it the perfect space for both entertaining and everyday living. Upstairs, a bonus room provides a great separation between the bedrooms and serves as a perfect spot for movie nights or a play area. The large primary suite offers a private 4-piece ensuite and generous walk-in closet, while two additional bedrooms down the hall feature large closets and share another 4-piece bathroom. Outside, the fully landscaped backyard is ready for summer enjoyment with a rear deck, pergola, and full fencing for privacy. Complete with central A/C, this home checks all the boxes. The basement comes undeveloped and is ready for you to add your own touch! Don't miss your chance—call your favourite agent today!

Built in 2015

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2253625    |
| Price          | \$525,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,587       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 831 Miners Boulevard W |
| Subdivision | Copperwood             |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1J 5L9                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Stone Counters |
| Appliances        | Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer                            |
| Heating           | Forced Air                                                                                               |
| Cooling           | Central Air                                                                                              |
| Basement          | None                                                                                                     |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Landscaped |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 78                  |
| Zoning         | R-CL                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | CLEARVIEW PROPERTY MANAGEMENT LTD. |
|----------------|------------------------------------|

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