

# \$550,000 - 406 Miners Chase W, Lethbridge

MLS® #A2212284

**\$550,000**

4 Bedroom, 4.00 Bathroom, 1,752 sqft

Residential on 0.08 Acres

Copperwood, Lethbridge, Alberta

Your dream home in Copperwood is hereâ€™and it checks every box! This fully finished two-storey offers 4 bedrooms, 3.5 bathrooms, and over 1,700 sq ft of smartly designed living spaceâ€™all nestled in one of West Lethbridgeâ€™s most sought-after neighbourhoods.

The bright and open main floor flows beautifully into your private, landscaped backyardâ€™perfect for summer nights on the deck! Upstairs, youâ€™ll find 3 spacious bedrooms, including a primary suite built for comfort. Downstairs, a fully developed basement adds a 4th bedroom, a bathroom, and flex space for movie nights, guests, or a home gym!

Loaded with upgrades: air conditioning, a new garage heater, a fenced yard, and a newly finished basement.

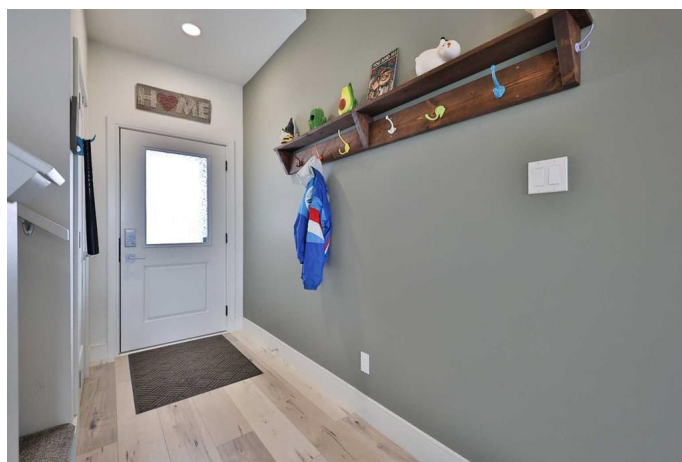
Best of all? Youâ€™re just a short walk from the YWCA of West Lethbridge, The Crossings Shopping Centre, parks, schools, and so much more! With homes like this in short supply, this is your chance to move into a modern, move-in ready gem in a prime family-friendly location.

Built in 2021

## Essential Information

MLS® #

A2212284



|                |             |
|----------------|-------------|
| Price          | \$550,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,752       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 406 Miners Chase W |
| Subdivision | Copperwood         |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1J 5T9            |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage   |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Induction Cooktop |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Storage                         |
| Lot Description   | Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                 |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CL             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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