

# **\$405,000 - 761 Silkstone Close W, Lethbridge**

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MLS® #A2241848

**\$405,000**

4 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.07 Acres

Copperwood, Lethbridge, Alberta

This move-in ready half duplex is designed with comfort and flexibility in mind, offering a perfect blend of modern living and potential for future growth.

Upstairs, you'll find the three bedrooms, including a private master complete with an ensuite bathroom for both privacy and convenience. The two additional bedrooms are ideal for children, guests, or a home office and share a second full bathroom. The main floor features an open and inviting layout with a seamless flow between kitchen and living. From here, you can easily step through sliding doors that lead out to your back deck overlooking the yard – perfect for enjoying morning coffee, hosting BBQs, or simply relaxing.

The partially finished basement is prepped and ready for the next owner to complete to their needs. The space is already framed and ready to be transformed into a second living room, another bedroom and full bathroom with laundry access – perfect for expanding your living space along with a walkout door which provides direct access to the backyard.

With ample living space and great potential for customization this home is a perfect fit for those seeking a balance of comfort, convenience, and room to grow.

Built in 2009



## Essential Information

MLS® #	A2241848
Price	\$405,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	761 Silkstone Close W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4B9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Laminate Countertops
Appliances	Dishwasher, Freezer, Garbage Disposal, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	7
Zoning	R-37

### **Listing Details**

Listing Office	Grassroots Realty Group
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