

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

MLS® #A2267466

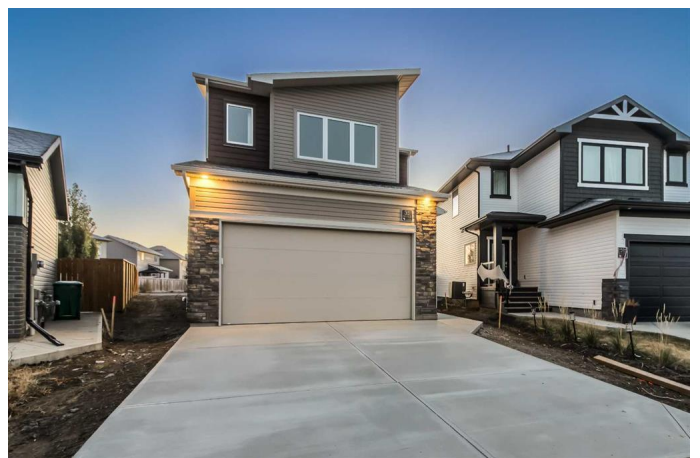
\$579,900

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
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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	1
Zoning	R-CL

Listing Details

Listing Office	REAL BROKER
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