

## 733 Twinriver Loop W Lethbridge, Alberta

**MLS # A2257784**



**\$709,900**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperwood                                           |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                             |               |                   |
| <b>Size:</b>     | 2,152 sq.ft.                                         | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 6                                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                               |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Dog Run Fenced In, Landscaped, Pie Shaped Lot, Treed |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete                        | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, High Ceilings |                   |      |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE HOOD FAN, WASHER/DRYER, ALL WINDOW COVERINGS, 7 THEATRE ROOM SEATS, 85" TV IN UPSTAIRS MOVIE ROOM, SHED, GREENHOUSE

This exceptional 6-bedroom, 3.5-bathroom two-storey in the desirable Copperwood neighbourhood of Lethbridge offers over 3,000 sq. ft. of beautifully finished living space on a rare 9,000+ sq. ft. lot!! The main floor showcases soaring 9' ceilings, hardwood flooring, a cozy gas fireplace, granite countertops, and a dedicated office! Upstairs, you'll find 4 spacious bedrooms, including a private primary suite with ensuite, along with a versatile movie/media room ideal for family nights. The fully finished basement adds 2 additional bedrooms, a full bathroom, and a large recreation space that can serve as a gym, games area, or extended family living. Outside, the property truly shines with a detached wired carpenter's shop that can double as the ultimate man cave, a greenhouse with an automated watering system, private basketball court, storage shed, expansive entertaining deck, and mature trees offering privacy and natural beauty. Ideally located near schools, parks, and amenities, this one-of-a-kind home perfectly blends space, style, and functionality for today's modern family!