

\$649,900 - 63 Miners Road W, Lethbridge

MLS® #A2267703

\$649,900

4 Bedroom, 3.00 Bathroom, 1,806 sqft

Residential on 0.11 Acres

Copperwood, Lethbridge, Alberta

Welcome to the Juniper by Stranville Living Master Builder, a unique two-storey model located in the vibrant West Lethbridge community of Copperwood. IYKYK - this community has been the hub of the westside since 2006 and it's multiple parks, walking paths, and ponds provide the scenery and recreational opportunities not found in every neighborhood. Access to the Cavendish Farms Centre and the many restaurants and shopping is a quick trip across Whoop Up Drive, not to mention the Lethbridge LDS Temple, which is currently under construction in the same area. At just over 1,800 square feet of developed area, this 4-bedroom home is as versatile as it is beautiful, both inside and out. The main floor includes a beautifully appointed kitchen by Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and island with extended 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 electric fireplace accents the main floor living room with a wall mounted mantle that is crisp and clean. A large sliding glass door exits onto the future deck and sits adjacent to a massive rear rake style window with park views for days. The unique element of this main floor is a flex room that can be either an office for those needing to work at home or an auxiliary



bedroom with direct access to a full 4-piece bathroom, which sets up perfectly for someone with mobility issues, like an aging close relative. Upstairs, you'll find the large primary bedroom and ensuite with double vanity sinks and a lovely tiled shower. Two more bedrooms, another 4-piece bathroom, a bonus room, and laundry room complete this upper level. The oversized garage is 25' wide, sitting on a lot that is 42' wide, making this one of the largest parcels on the block. 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. Photos may contain virtual staging.

Built in 2025

Essential Information

MLS® #	A2267703
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,806
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	63 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
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
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, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	5
Zoning	R-CL

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.