



GRASSROOTS
REALTY GROUP

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**53 Coalbanks Link W
Lethbridge, Alberta**

MLS # A2221259



\$509,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions:	NA
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Welcome to this well-maintained, move-in ready home offering a total of 2,078 sq ft of fully developed living space. With 5 bedrooms—including 3 on the main floor—and 3 full bathrooms (2 upstairs including a private ensuite, and 1 downstairs), this home offers both space and flexibility for family living. The open-concept main floor is bright and welcoming—perfect for entertaining and everyday comfort. The lower level features a spacious family room, ideal for movie nights, play space, or a home office setup, along with 2 additional bedrooms and a full bathroom. Enjoy plenty of storage throughout, plus valuable updates including a new roof in 2023, newer flooring, and central A/C to keep you cool through the summer months. The attached double garage offers added convenience, and the fully fenced backyard with a maintenance-free deck is ready for BBQ season. Located close to schools, shopping, the YMCA, and with quick access to Whoop Up Drive, this home makes commuting easy whether you're heading across the city or up toward Calgary. Don't miss the photos and Virtual Tour—this one truly checks all the boxes!