



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**91 Coalbanks Gate W
Lethbridge, Alberta**

MLS # A2244584



\$514,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,387 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	n/a		

This home is immaculate and has been well maintained! This floor plan is open, inviting, and spacious! Perfect for a family or for those who love to entertain. There is room for everyone! 2 bedrooms up and another 2 down. The master has a 5 pc ensuite and there is an additional 2 full bathrooms. Quartz countertops throughout, a nice deck right off your kitchen, double attached garage, central vac rough in, AC and U/G sprinklers are just a few features this home has to offer. This home is close to Parks, Schools, shopping, YMCA, biking & walking paths and More! Trust me, you will NOT be disappointed! It's move in ready and perfect for the next family to start making memories!