



GRASSROOTS
REALTY GROUP

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**108 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2244741



\$490,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Underground Sprinkler

Welcome to your new home in the heart of Copperwood – one of West Lethbridge's most desirable communities! This spacious and sun-filled 4-bedroom, 3.5-bathroom home offers the perfect blend of comfort, convenience, and lifestyle. The main floor boasts a bright open-concept layout with large windows that flood the space with natural light, along with a handy built-in desk/work station, ideal for working from home or managing your daily to-dos. Upstairs, you'll find three bedrooms, a convenient laundry closet, and a well-appointed primary suite with its own ensuite. The fully developed basement adds even more flexibility with a fourth bedroom, another full bathroom, and a cozy family room – perfect for movie nights or hosting guests. Step outside and enjoy some amazing features – this home is located right next to green space and is surrounded by walking paths and multiple playgrounds, making it perfect for families and outdoor lovers alike. Plus, you're within walking distance to an elementary school, YMCA, grocery stores, restaurants, and a vibrant shopping complex full of amenities. Bonus updates include a newer roof (less than 2 years old) and a hot water tank replaced about 3 years ago. Come see what life in Copperwood has to offer!