



**GRASSROOTS**  
REALTY GROUP

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**1143 Coalbrook Place W  
Lethbridge, Alberta**

**MLS # A2253672**



**\$575,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Insulated, Oversized, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas, Solar

**Floors:** Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-M

**Utilities:** -

**Inclusions:** Solar Panels on Roof

This turn-key property in Lethbridge offers the perfect balance of style, function, and income potential. Featuring a legal basement suite, the upper level boasts 3 spacious bedrooms and 2.5 bathrooms, while the lower suite includes 1 bedroom and 1 full bathroom — ideal for a rental property or “live up, rent down” setup. Inside, you’ll love the open-concept design, quartz countertops, vinyl flooring, and abundant natural light that give the home a fresh, modern feel. Comfort and efficiency are top of mind with central air conditioning and solar panels already in place. The detached double garage is oversized, 220v wiring, and perfect for vehicles, hobbies, or extra storage. Outside, the yard is zero-scaped for low-maintenance living. With both suites fully tenanted, this is a true turn-key investment opportunity ready to generate returns from day one.