



GRASSROOTS
REALTY GROUP

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

**196 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2262318



\$450,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: N/A

Price Improvement! Still available! Welcome to this beautiful 3-bedroom, 3-bathroom home offering nearly 1,500 sq ft above grade. Built in 2009, it features an open and functional layout, with an undeveloped basement that's ready for your personal touch. The upgraded kitchen appliances and 8-year-old central air conditioning add comfort and convenience, while the sump pump and underground sprinklers provide peace of mind year-round. Outside, enjoy a fully landscaped backyard complete with a pergola, patio, and raised planter boxes—perfect for relaxing or entertaining. A double detached garage provides ample parking and storage. Located just minutes from schools, grocery stores, and the amazing YMCA Family Recreation Centre, this home blends comfort, style, and unbeatable convenience. Don't miss the opportunity to make it yours! Copperwood has been one of the most popular communities to raise a family or great for a first-time buyer. Contact your favorite REALTOR® to book a showing!