

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 (16 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 Sprin					

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

N/A

Inclusions:

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!