



**78 Coalbanks Gate W
Lethbridge, Alberta**

MLS # A2294203



\$489,500

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Dry Bar, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Pecca Roll Shutters, Shed (As Is), Central A/C, Central Vac & Attachments, mini bar fridge and wine cooler

Welcome to this well-maintained turn-key home on the edge of Copperwood, offering a fantastic combination of space, comfort, and convenience. The bright main floor features an open-concept layout filled with natural light from large windows and a skylight. The kitchen offers plenty of cabinetry and pantry space and flows seamlessly into the dining and living areas, perfect for everyday living or entertaining. The main level includes a primary bedroom with ensuite, a second bedroom, and a full bathroom. Downstairs you’ll find a large family room, two additional bedrooms (one ideal as an office), and another full bathroom, providing plenty of space for families or guests. Outside, enjoy the covered deck and spacious backyard, perfect for relaxing or hosting gatherings. The double attached garage with built-in shelving provides excellent parking and storage. Located just half a block from a park and within walking distance to schools, shopping, restaurants, the YMCA, and the ATB Centre, this home offers a fantastic location in one of Lethbridge’s most popular westside communities.