



**18 Coachwood Road W  
Lethbridge, Alberta**

**MLS # A2296650**



**\$634,900**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,922 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees, Other, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** Fridge, Gas Range, Dishwasher, OTR Hood Fan, Planter pots (as is where is), Washer, dryer, Central A/C

Welcome to 18 Coachwood Road West, a home where every detail has been thoughtfully cared for. Nestled in one of Lethbridge's most prestigious communities, this exceptional residence combines a quiet, central West Side location with unmatched convenience. Enjoy being minutes from the University of Lethbridge, schools, and vibrant shopping, all while maintaining easy access to major commuter routes. From the pristine curb appeal to the curated landscaping, the home makes a grand first impression. Inside, you're greeted by a blend of country charm and modern luxury, featuring vaulted ceilings, skylights, hardwood and tiled floors and sun-drenched living spaces. The chef-inspired kitchen is a masterpiece, boasting custom slow-close cabinetry, granite countertops, and premium appliances. With three full baths, a sophisticated primary suite, and a walk-out family room, the layout is as functional as it is beautiful. The true "crown jewel" is the backyard: a two-tiered cedar deck, slate fire-pit, and a tranquil fountain set amongst towering trees. Imagine spring mornings on the deck or cozy evenings by the fire-pit, it's the ultimate space for making memories. Meticulously maintained with a long-lasting 35-year shingle roof, this is more than a house—it's a definitive upgrade to your quality of life. Step Into Your Forever Home at 18 Coachwood Road West.