



**1036 Coalbrook Gate W
Lethbridge, Alberta**

MLS # A2300512

\$625,000



Division:	Copperwood		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,585 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	U-I
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, 2x dishwasher, built-in oven, built-in microwave, bar fridge, washer, dryer, microwave, 2 garage door remotes.

RARE OPPORTUNITY! First time one of these units have come up for sale since all sold to original buyers when they were built...and this one has a detached double garage! Built in 2023 by Stranville Living Master Builder, this is a 3 level end unit townhouse zoned U-I (Urban Innovation) for Limited Commercial Use on the main floor and residential living above on the 2nd and 3rd floor. There is even a completely separate entrance to the office area on the main. Main Floor commercial space has open office area, kitchen, enclosed office, and 2 piece bathroom. The U-I designation on Coalbrook Gate is designed to support businesses that are compatible with a residential neighbourhood. Examples of approved or intended uses include: Professional Services: Realtor offices, accounting firms, or legal services. Health & Wellness: Massage therapy, specialized fitness studios, or counseling offices. Creative Studios: Photography, graphic design, or architecture firms. Small-Scale Retail: Specialty boutiques or service shops that don't generate heavy industrial noise or traffic. Key Considerations for Owners...Separate Access: The commercial space has a private entrance distinct from the home's main entrance, allowing for professional client interactions without them entering your personal living space. Parking: There is public parking up front for occasional client visits. Development Permits: Even though the space is "innovation" zoned, you still need a Change of Use or Home Occupation Type D permit from the City of Lethbridge to officially open your doors to the public. Alternatively, you could just use this space as residential for a large family room and second kitchen. Great for parties! The 2nd floor has a beautiful layout with a modern kitchen including cabinet faced dishwasher and fridge, quartz counters, and laminate floors. There is also a door to deck out back with

stairs down to pathway to garage. Main level also has a good size dining space, large living room with front balcony, and a 2 piece bathroom. Upper 3rd level houses 3 bedrooms including primary with large walk-in closet and ensuite featuring double sinks and full length walk-in shower. There is also another full bathroom with tub/shower combo, and a laundry closet on this level. Backyard is fenced and awaits your landscaping touches. Double garage for your vehicles. Fantastic Opportunity to live and work from home!