



**784 Coalbrook Close W  
Lethbridge, Alberta**

**MLS # A2302027**



**\$565,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Quartz Counters		

**Inclusions:** Fridge x 2, stove x 2, dishwasher x 2, microwave hood fan x 2, washer x 2, dryer x 2, central air conditioner

**LEGAL SUITE!!!** Stylish, modern, functional - this raised bungalow legal suite is a dream for homeowners looking to off-set their mortgage with rental income. With 8 off-street parking options (thanks to the pie-shaped lot), quartz counters throughout, separate laundry and so much more there's a lot to love about this home. The main floor is bright and welcoming, boasting 3 bedrooms, two 4 piece bathrooms, open concept living area and a cozy deck. The basement has 2 huge bedrooms, both with walk-in closets and full en-suites! Located in Copperwood and only a block away from Miners Landing Pond! There's a handful of amenities in the nearby Crossings commercial development with more on the way!