



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**824 Coalbrook Close W
Lethbridge, Alberta**

MLS # A2127684



\$482,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Lawn, No Neighbours Behind, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, OTR Microwave, A/C, Blinds		

Here is your opportunity! Legally Suited homes like this don't come available often , and when they do, they don't last! It starts with an amazing neighborhood that you'll notice as you drive up. 3 bedrooms + 2.5 baths on main floor suite in addition to a full one bedroom suite down. Quartz countertops, high end appliance package, modern color, well kept. (LEASES IN PLACE).