



**1685 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2146624



\$425,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,409 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CL
Utilities:	-

Inclusions: Fridge, Stove, OTR Microwave, All Window Coverings, Garage Door Opener, & Remote, Central Vac & Attachments, BBQ, Underground Sprinklers

Welcome to 1685 Coalbanks Boulevard W in the family-friendly neighbourhood of Copperwood. This beautiful bi-level, Lynnwood model built by Galko Home Master Builder offers a comfortable and inviting living space with 3 bedrooms and 2 bathrooms, and an attached double garage. The main floor features an open concept living, dining, and kitchen area, making it a great space for family gatherings and entertaining. The primary bedroom with a spacious 4-piece ensuite bath completes this floor. On the second level, you'll find two additional large bedrooms and another 4-piece bathroom. The basement offers plenty of potential, with room to add two more bedrooms, a large family room, and a third bathroom. The utility room, central vacuum, and roughed-in gas line for a fireplace are also located in the basement, making future upgrades convenient. This home is in a fantastic location, near the future Chinook High School and just steps from the park. It's an ideal place for families looking for a comfortable and convenient living space in Copperwood. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.