



**1139 Coalbrook Place W
Lethbridge, Alberta**

MLS # A2148402



\$572,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Help off-set your mortgage with this LEGALLY SUITED home in Copperwood! This 2 storey is the Braemar A floor plan from Stranville Living. A perfectly designated 4 bedroom, 3.5 bathroom home that is scheduled to be completed just in time for the school year! Bright, modern and with coastal touches, this home can be yours! The main floor is open concept with great flow between the living, dining and kitchen. Quartz counters, an island, induction cook top and convenient half bathroom round out this incredible main level. Going up the stairs you're greeted by 3 bedrooms, upper laundry and 2 full bathrooms - the primary bedroom even hosts its own walk-in closet! The fully finished basement has a separate access point, eat in kitchen, well sized bedroom with it's own 4 piece ensuite and a laundry room next to the bedroom. There will be a 20' x 22' detached garage to keep your cars warm in the winter as well! Finished with Stranville Living standards, this home is located in the newest area of Copperwood, is less than a block from the lake, some commercial spaces and easy access to Metis Trail!