



**1628 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2153794



\$499,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,389 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge (fridge in garage will be put back in place of current fridge in kitchen), stove, dishwasher, washer & dryer, hood fan, microwave, A/C, U/G Sprinklers, garage door opener & 2 remotes, heater in garage, bar fridge, brown kitchen cabinet doors

Discover bold living in this former Galko showhome, perfectly situated against Coalbanks Park. Ideal for gatherings, the bi-level design offers ample space and showhome touches. The kitchen shines with bold red cabinets, and an extra set of brown doors provides a more traditional option. Enjoy grilling on the deck while watching your kids play in the green space. The master suite, located over the garage, includes a walk-in closet and ensuite bathroom. The walkout basement boasts a family room with a wet bar and a three-sided fireplace for entertaining. Just a short walk to Coalbanks Elementary, restaurants, and shopping, this home offers luxury and convenience. Your dream home awaits!