



**90 Coalbanks Gate W
Lethbridge, Alberta**

MLS # A2179053



\$459,900

Division:	Copperwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,367 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Interior Lot, Landscaped, Standard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener(s) & remote(s)

Welcome to this Copperwood residence, perfectly designed for family living. This spacious 1,362 sq ft home has a bright, open-concept main level, decorated by big beautiful windows that flood each room with natural light. The master suite offers a private retreat, complete with a full ensuite and a walk-in closet, separate from the main living areas. Two additional bedrooms on the main level share a full bathroom, ideal for family or guests. Perfect for gatherings, the main floor flows seamlessly from the cozy living room to a dining area overlooking the back porch — an ideal setup for entertaining indoors or out. The finished lower level adds two generously-sized bedrooms, a large full bathroom, and an area for a second living room, or playroom. Thoughtfully maintained and meticulously clean, this home radiates warmth, comfort, and style. Outside, enjoy a fully enclosed backyard that connects to an alley for added privacy and the convenience plus the luxury of a double attached garage. Nestled near parks, schools, and local amenities, this Copperwood gem is more than a home — it's a lifestyle waiting for you. Don't miss your chance; schedule a tour with your favourite REALTOR® today!