



GRASSROOTS
REALTY GROUP

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**1155 Coalbrook Place W
Lethbridge, Alberta**

MLS # A2187728



\$425,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Window Coverings, Fireplace, Black Shelving (in Basement)

Welcome to THE LYNN by Ashcroft Homes at 1155 Coalbrook PI W, Lethbridge. This stunning 2-storey home combines modern design with functionality in a prime location near a lake, parks, schools, and shopping. Offering 3 spacious bedrooms, 2.5 baths, and an unfinished basement, this home is perfect for families or those seeking to add their personal touch. The open-concept main floor features 9' ceilings, gorgeous laminate flooring, a sleek kitchen with a large island, and HUGE windows that flood the space with natural light. Whether you're enjoying the bright, airy interiors or the nearby amenities, this home is one you don't want to miss! Please view the video walkthrough in the links tab or on YouTube by searching for the home address.