



**1621 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2192553



\$479,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,394 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Wood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

Inclusions: Built-in oven, gas stove counter top, fridge, dishwasher, microwave, washer, dryer, All the window coverings and blinds, air conditioning, under ground sprinklers front and back.

Located in the popular Copperwood Community, this wonderful family home has fantastic curb appeal, sits kitty-corner to Coalbanks Park that leads you to a number of walking trails/lakes in the Copperwood Community. You can tell pride of ownership is apparent in this meticulous maintained and loved 4 bed, 3.5 bathroom home. This home has many great upgrades such as new high efficiency hot water tank, new microwave 2025 new dishwasher 2024, washer and dryer 2023, this home also has a gas cook top, central air, underground sprinklers in the front and back and laundry on the main floor. You will love the openness of the kitchen, dining room and living room. The kitchen features dark cabinets, large island, pantry and built in appliances. If you're a family that loves to BBQ Off the dining area through an oversized patio door there is a 24' x 16' treated wood deck with custom rail overlooking the private fenced and landscaped back yard, great for entertaining. There is also a paved alley behind the home. The upper floor hosts a nice master bedroom with your own private ensuite, 2 more bedrooms and another full bathroom. The basement has a family room, full bathroom and bedroom. This house is fully developed all you have to do is move in..