



**53 Coalbanks Link W
Lethbridge, Alberta**

MLS # A2206365



\$519,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: Mirror, TV Shelf, 4x TV wall mounts

Welcome to this well-maintained and move-in ready home featuring 5 bedrooms, including 3 on the main floor, and 3 full bathrooms, with one being a private ensuite. The open concept main floor offers a bright and inviting space that’s perfect for entertaining, while the large family room in the basement is ideal for cozy movie nights or space to spread out. You’ll find plenty of storage throughout, and recent updates include a new roof in 2023, newer flooring, and central A/C already installed—just in time for our hot summer months. The attached double garage adds extra convenience, and the fully fenced backyard with a maintenance-free deck is ready for BBQ season. Located close to schools, shopping, amenities, and the YMCA, with easy access to Whoop Up Drive—whether you’re heading south through the city or north to Calgary. This home truly checks all the boxes. Be sure to explore the photos and Virtual Tour—it could be just what you’ve been looking for!