

**1492 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2292061



\$700,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,211 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Standar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters, Wet Bar		

Inclusions: Fridge, gas cooktop, oven, hood fan, microwave, window coverings, garage heater, garage door opener +remote, washer, dryer, hot tub, central air conditioner, humidifier, bar fridge, H2O on demand,

Welcome to this spacious and well-designed two-storey home offering over 2,050 sq ft of above-grade living space in a desirable west Lethbridge location. The main floor features a bright and functional layout with a generous living room, well-appointed kitchen with ample cabinetry and workspace, a dedicated dining area, and a sunny breakfast nook. A convenient mudroom connects to the large double attached garage, and a 2-piece bath completes the main level. Upstairs, you'll find a comfortable family room that creates the perfect separation for relaxing or movie nights, along with three bedrooms including a spacious primary suite featuring a 5-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of room for family or guests. The fully finished basement adds even more living space with a large recreation room, wet bar area, fourth bedroom, and an additional 4-piece bathroom—ideal for entertaining or accommodating visitors. With a practical layout, generous room sizes, and multiple living areas across three levels, this home offers the flexibility and space today's buyers are looking for. Located close to parks, schools, and westside amenities, it's a fantastic opportunity to settle into a family-friendly neighbourhood.