



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

**340 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2294612**



**\$364,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers		

**Inclusions:** all window coverings including curtains, rods, and blinds

Welcome to the most affordable duplex in Copperwood! If you've been wanting to get in to this incredible, family friendly neighbourhood, in a fantastic, well cared for home, here it is!! This cute two storey home was so thoughtfully designed, with plenty of style to attract many different types of buyers. If you're looking for your first home, a great revenue property, a place for your young family, or a place for just you to make your own, this place simply cannot be beat. The main floor features a living room with huge window that floods this whole space with natural light, a dining room, half bath and a great kitchen with a huge pantry. You'll love the extra windows in the kitchen, the stainless steel appliances, an island, and the perfect coffee bar station! Upstairs you'll find two nice size bedrooms, a full four piece bathroom, linen closet, and the lovely primary bedroom. The primary bedroom has a fantastic size walk in closet, and another four piece ensuite! The basement is open for your creative eye to develop and make your own. The air conditioning will keep you cool all Summer, and hot water on demand will provide everything you need to take a nice hot bath on those freezing winter days. Outside the deck has been extended to create the perfect outdoor oasis. You'll love hanging out here on Summer nights! The yard is fully fenced, and there is a nice double parking pad at the back. The location of this home simply cannot be beat. You are just half a block from The Coalbanks Elementary School, and conveniently located right on the edge of the boulevard with easy access in and out. Groceries, pharmacies, the unbeatable YMCA, and so much more are just a couple minutes away. Affordable, exceptional homes like this simply do not last. Come and see it before it's gone!

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