

**66 Coalbanks Gate W  
Lethbridge, Alberta**

**MLS # A2296736**



**\$585,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Pantry, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-SL

**Utilities:** -

**Inclusions:** N/A

Imagine your home generating income to offset costs? This property produced \$1,992.68 in positive cash flow last year from the solar panels &mdash; completely covering all electricity expenses. A unique chance to embrace contemporary living with integrated energy benefits! Step into this generous 5-bedroom home with a primary suite thoughtfully placed above the garage! The fully finished, heated garage brings comfort and multi-purpose use throughout the seasons. You'll appreciate the lovely updated kitchen displaying granite countertops and a versatile layout ideal for family meals. The bathrooms have also been updated. The grounds include a low maintenance yard with in-ground sprinklers and space for an additional garage to build at the rear. Positioned near the YMCA, with features like NHL-sized rinks, aquatics (lazy river, surf simulator), and fitness areas. This house near favored spots like Tim Hortons, No Frills, and McDonald&rsquo;s &mdash; convenience is moments away!