

**66 Coalbanks Gate W
Lethbridge, Alberta**

MLS # A2296736



\$619,900

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

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-SL

Foundation: Poured Concrete

Utilities: -

Features: Pantry, See Remarks

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 — 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’s — convenience is moments away!