



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

1544 Coalbanks Boulevard W
Lethbridge, Alberta

MLS # A2307718



\$639,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, range hood, microwave, dishwasher, washer, dryer, A/C, garage head door opener and garage remote (x2), main level window coverings, primary bedroom window coverings, kids play structure in backyard

Looking for a great home in a desirable neighbourhood? Look no further than 1544 Coalbanks Blvd W! This amazing two story home is great for the whole family. The main level is very inviting and features an amazing sunroom with a fireplace that will be a focal point during the warmer months. The kitchen is spacious with a big island and there's plenty of room in the dining area for a large table. The living room is nice and cozy as well. Upstairs you will find all three bedrooms, including the primary bedroom that comes complete with a walk-in closet and a 5pc ensuite. There are two more bedrooms and a 4pc bathroom on this level as well. Moving downstairs, you have tons more room for the kids in the rec room. With a nice area for tv and couches, this can be a great place for family movie night. The bar area will also allow for any and all hosting you may want to do. Out back, you have a great deck area and some green space that will be perfect for summer activities. Along with a parking pad and a double attached garage, all of your parking needs will be taken care of. Don't sleep on this home, contact your REALTOR® today!