

**29 Coalbanks Link W
Lethbridge, Alberta**

MLS # A2311260



\$499,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,344 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer/Dryer, Air-conditioner, Window Coverings, Garage Door Opener, Underground Sprinklers (as is hasn't used), Natural Gas BBQ

Whether you're looking to move in and enjoy, or update and build equity, this home is a solid investment in one of Lethbridge's most established family-friendly communities - Copperwood. Walking distance to the indoor pool, gym, skating and curling rink at the YMCA, grocery shopping, restaurants, schools and the public library plus great biking and walking paths for all to enjoy! This home offers 5 bedrooms, which includes TWO primary bedrooms, each featuring it's own private ensuite. Plus a finished basement in 2023 making it an ideal fit for multi-generational living, guests, or a growing family. The outdoor spaces includes a spacious deck for grilling, fully fenced backyard with alley access and an oversized double garage. The layout is incredibly versatile and ready for your personal touch!