

**5 Coalbanks Link W
Lethbridge, Alberta**

MLS # A2315843



\$519,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Underground sprinklers (front only), Fridge dispenser as is

A fully finished 2 storey in Copperwood - less than 100 meters to Coalbanks Park, a BRAND NEW basement, newer roof, hot water tank and furnace! There's alley access with RV/boat parking in the yard while not compromising space to enjoy in the large yard this summer! The main floor is open concept, with a cozy gas fireplace in the living room and a granite adorned kitchen. Convenient half bathroom and laundry room make this space welcoming and functional. There are 3 bedrooms upstairs, 2 that share a jack and jill 4 piece bathroom, while the primary has a 4 piece ensuite, walk-in closet and vaulted ceilings to boot! The basement was recently finished and enjoys a 4 piece bathroom, fourth bedroom and family room. There's a deck out back, underground sprinklers in the front yard, central air conditioning, water softener system, central vac and with many walkable amenities nearby (including YMCA, a library, schools, restaurants and grocery) and Métis Trail seconds away, this convenient location will be perfect for a busy lifestyle!