

**1656 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2318788



\$600,000

Division:	Copperwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,430 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting, Und		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Tankless Hot Water		

Inclusions: Refrigerator, Stove, Over the Range Microwave, Dishwasher, Window Blinds, Central Vac & Attachments, Washer & Dryer,

This Stunning Immaculate Two Storey Bi-Level home with Walkout backs onto a Beautiful Park with Playground, Walking Paths and an Elementary School nearby! Checks the Boxes of everything you may want or need, this may be the Perfect Fit! Entering the Home you are welcomed by an Abundance of Natural Light from the Southern Exposure and Skylights! The Large Inviting Entry way leads to a Gorgeous Functional Kitchen area with Granite Countertops, Corner Pantry Storage and large Island. Dining Room and Living Room are open areas - perfect for Entertaining, Gas Fireplace and access to the Upper back deck to enjoy Relaxing in the Sun and Summer Barbecues! Additionally the main Level has a Spacious Bedroom/Office, Four Piece Bathroom and Convenient Laundry Room. Upper Private Master Retreat provides a Great Spot to Relax and Unwind with the Five piece Ensuite Bathroom, and Walk-in Closet. The Walk-out Lower Level features the Family Room area, Two Large Bedrooms and Four Piece Bathroom. Extras Include - Hot Water on Demand, Underground Sprinkler System and Central Vac. Double Door Attached Garage and Large Driveway provides plenty of Off Street Parking. Fully Fenced with Tasteful Landscaping completed. Amazing well maintained, Fully Finished move in ready Property is ready for New Owners, Call your favourite Realtor to Book a Private Showing today!