

## 62 Coalbanks Gate W Lethbridge, Alberta

**MLS # A2332365**



# \$527,000

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperwood                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                               |               |                   |
| <b>Size:</b>     | 1,372 sq.ft.                                                    | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4                                                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                          |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Street Lighting |               |                   |

|                    |                                                                                                   |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                          | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Sump Pump(s), Vaulted Ceiling(s) |                   |      |

**Inclusions:** Refrigerator, Stove, Microwave Hood Fan, Dishwasher, All Window Coverings & Blinds, Washer/Dryer, A/C Unit, Garage Door Opener(s), Sink in Utility Room, Central Vacuum & Attachments

If you've been searching for a spacious family home in one of West Lethbridge's most desirable neighbourhoods, this beautifully modified bi-level in Copperwood is one you won't want to miss. Offering over 1,300 square feet, 4 bedrooms, and 3 full bathrooms, this home was thoughtfully designed with growing families in mind. The bright, open-concept main floor features durable laminate flooring, a welcoming living room, and a functional kitchen complete with upgraded granite countertops, a corner pantry, and plenty of space for gathering with family and friends. The private primary suite is tucked away, creating the perfect retreat with a walk-in closet and a spacious ensuite featuring dual sinks. Two additional bedrooms and another full bathroom complete this modified bi-level, while the fully developed basement offers even more room to spread out with a large family room centered around a cozy gas fireplace, an oversized fourth bedroom, a third full bathroom, and a dedicated laundry and utility room. Step outside and you'll discover a backyard that's just as impressive as the home itself. The immaculately maintained lawn creates the perfect place for kids and pets to play, while peach, cherry, and apple trees provide beautiful seasonal colour and fresh fruit to enjoy right from your own backyard. Located in the heart of Copperwood, you'll love being just minutes from excellent schools, parks, playgrounds, walking paths, shopping, restaurants, the University of Lethbridge, the YMCA, and all of the amenities that make West Lethbridge one of the city's most sought-after communities. Whether you're looking for more space, relocating to Lethbridge, or searching for the perfect place to raise your family, this home offers the comfort, location, and lifestyle you've been waiting for.