

**104 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2338783



\$535,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,870 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	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:	See Remarks		

Inclusions: N/A

This is the ultimate family home located in an amazing location. Situated right beside Coalbanks Park but still having rear lane access is a rare feature! You can watch your children play in the park without them ever having to cross traffic, yet your yard is private without anyone ever looking in. Huge square footage with 1871ft of above grade development. Basement is already framed with the option of another 900 sq ft. Main floor has front den or formal dining room along with 2 piece bath, and spacious entertaining area. The kitchen is generously sized with nice appliance package and raised eating bar. Upstairs you'll find 3 bedrooms, 2 bathrooms and another bonus room, excellent for kids. The primary bedroom measures 13' by almost 15' and has 5 piece ensuite! This home is move in ready! Out back is a beautifully landscaped yard and deck area, an absolute oasis. The 24' by 22' garage accommodates 2 large sized vehicles easily. This property represents a great value and is well below replacement cost. Add this one to your list.