

**176 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2340110



\$499,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Driveway, Gar		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SL

Utilities: -

Inclusions: House Keys (2), Garage Door Openers (2), Fire Table (Exterior), Custom Benches (Upper Deck), Bench Cushions (Upper Deck), Air Compressor (In Garage), Custom Dog House (Outside - If Desired). Sellers open to offers on additional items.

Welcome to a home that has been lovingly cared for and beautifully maintained, inside and out. From the moment you arrive, the pride of ownership is unmistakable. Immaculate from top to bottom, this 3-bedroom, 2.5-bathroom home offers a warm, move-in-ready space with thoughtful features throughout and plenty of room to make it your own. The main and upper levels provide a comfortable, functional layout with three bedrooms and 2.5 bathrooms. Whether you're hosting friends, enjoying a quiet evening at home, or simply settling into your daily routine, the space is designed to feel both practical and inviting. The unfinished basement adds valuable flexibility, offering excellent potential for future development, additional living space, a home gym, storage, or whatever best suits your needs. Outside, the backyard is a true highlight and an extension of the home's living space. Lush green grass, garden areas, and a beautiful two-tiered composite deck create an inviting setting for morning coffee, summer gatherings, or relaxing evenings around the custom fire table. Built-in privacy and seating make the deck especially enjoyable, while electrical is already in place for a future hot tub. A freshly stained fence, alley access, and a garage with additional organized space add to the home's convenience and thoughtful design. Located in the desirable Coalbanks community, this home is just a short walk from Coalbanks Elementary School, walking paths, parks, and green spaces, with plenty of neighbourhood amenities nearby. It offers the comfort of a well-established community while keeping everyday conveniences close at hand. Exceptionally maintained, thoughtfully designed, and ready to welcome you home.