Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

1616 Coalbanks Boulevard W Lethbridge, Alberta

MLS # A2342772



$575,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,486 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Built in Microwave, Starlink, Patio Furniture, Security Cameras

This fully developed 4-bedroom bi-level walkout offers a fantastic family-friendly layout with views of Copperwood Park. The main floor features a spacious kitchen with maple cabinetry, black granite countertops, a gas cooktop, built-in stainless steel oven and microwave, corner pantry, skylight, hardwood floors, and newer appliances. An updated backsplash and LED pot lights add a fresh, modern touch. Just off the kitchen, the dining area and living room are connected by a beautiful double-sided fireplace with stone surround, creating a warm and inviting main living space. Large windows at the back of the home bring in plenty of natural light and offer views toward the park. The unique layout provides plenty of flexibility with a bedroom and full bathroom on the main level, while the private primary suite is located above the garage and features a walk-in closet and ensuite with a 6-foot tub/shower. The fully developed walkout lower level adds two more bedrooms, another full bathroom, laundry room with newer washer and dryer, and a spacious family room with large windows and direct access to the backyard. Additional features and updates include fresh paint throughout, central A/C, a newer hot water tank, updated lighting, and Starlink equipment. With 4 bedrooms, 3 full bathrooms, a fully developed walkout, and a great Copperwood location close to parks, pathways, schools, and amenities, this home offers plenty of space and flexibility for everyday living.

Copyright (c) 2026 Anne French. Listing data courtesy of RE/MAX REAL ESTATE - LETHBRIDGE. Information is believed to be reliable but not guaranteed.