



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1064 Coalbrook Gate W
Lethbridge, Alberta**

MLS # A2323042



\$685,900

Division:	Copperwood		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,525 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	U-I
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Quartz Counters		

Inclusions: Built in fridge, built in oven, built in microwave, built in cooktop, dishwasher, stackable washer/ dryer, washer and dryer in business area, all furnishings in commercial area

Live upstairs and operate your business from the main floor at 1064 Coalbrook Gate W. Located in West Lethbridge's Copperwood community, this unique property combines comfortable residential living with a professionally upgraded commercial space. The main floor features a separate exterior entrance, dedicated HVAC and plumbing systems, and full permitting through the City of Lethbridge for commercial use. The commercial area operates independently from the residence, providing a practical separation between work and home. Currently used as a hair salon, the flexible space may suit a variety of professional or service-based businesses. The two upper levels offer three bedrooms, four bathrooms, quartz countertops, built-in appliances, and a modern, move-in-ready layout. With no condo fees and a low-maintenance irrigated front yard, the property is designed for easy ownership. Conveniently located near the Cor Van Raay YMCA and the University of Lethbridge, this versatile property offers an excellent opportunity to live, work, and invest in one location with a built in client base at your doorstep. All the heavy lifting has been done! Bring your business idea and explore the possibilities. Most furnishings may also be available for purchase.