



GRASSROOTS
REALTY GROUP

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**285 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2324345



\$393,000

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,287 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	Underground Sprinklers
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Welcome to 285 Coalbanks Blvd W, a fully developed, semi-detached two-storey home in Copperwood, located right across from Coalbanks Elementary. The main floor offers a bright, open layout with dark wood cabinetry, quartz countertops, tile backsplash, stainless steel appliances, and a functional kitchen/dining/living area. Upstairs features three bedrooms, including a spacious primary bedroom with walk-in closet and ensuite. The fully finished basement adds a comfortable family room, fourth bedroom, and additional living space. Outside, enjoy a fully fenced yard and rear parking pad. Conveniently located near The Crossings, parks, schools, shopping, and the University of Lethbridge, this is a great move-in ready option on the west side. Contact your favourite REALTOR® now to book a showing!