



GRASSROOTS
REALTY GROUP

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**17 Coalbanks Link W
Lethbridge, Alberta**

MLS # A2326571



\$530,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,629 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, permanents lights, A/C, All Blinds

This beautifully maintained, fully developed two-storey home offers the perfect combination of style, comfort, and functionality. Featuring 4 bedrooms and 4 bathrooms, there's plenty of room for the whole family. The bright, open-concept main floor is designed for everyday living and entertaining, showcasing a spacious living room with a cozy gas fireplace, a stunning kitchen complete with granite countertops, a large island with eating bar, and an abundance of cabinetry and workspace. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat featuring a walk-in closet and a luxurious ensuite with a jetted tub and separate stand-up shower. A large bonus room provides the perfect space for a family room, playroom, or home office. The fully developed basement adds even more living space with a fourth bedroom, additional bathroom, and plenty of room for guests, hobbies, or recreation. Step outside to enjoy the fully landscaped and fenced backyard, ideal for relaxing or entertaining. Additional features include central air conditioning, a tankless hot water system, and an attached garage. Located in one of West Lethbridge's most desirable neighbourhoods, in walking distance to schools, parks, playgrounds, and all the amenities Copperwood has to offer, this move-in-ready home is one you won't want to miss