



GRASSROOTS
REALTY GROUP

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**71 Coalbanks Gate W
Lethbridge, Alberta**

MLS # A2329517



\$575,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Hood Fan, Microwave, Shed, Deep Freeze, Ceiling Fan, Window Coverings, Blinds, Garage Door Opener w Remote(s), Island bar stools, Natural Gas BBQ, Deep freeze in basement (large).

If you're looking for a home where everyone can actually stretch out, this solid two-story is built for everyday life. Located in a great, family-oriented neighborhood, 71 Coalbanks Gate has plenty of space without any high-maintenance hassle. The curb appeal starts right at the street with a nice, lush front lawn, while the double attached garage makes coming home easy. The backyard is fully fenced, giving the kids a secure place to play and features a deck and patio space that is ready for a barbecue or a relaxing evening outdoors. Inside, the main floor is designed for flow and practical living. The back of the house faces East so you get plenty of bright morning light flooding into the comfortable living room and the kitchen. Unloading the car after a big grocery run is a breeze thanks to a walk-through pantry that connects right from the garage. This level also keeps the day-to-day chores out of sight with a main-floor laundry area and a handy two-piece bathroom for guests. Upstairs is built for a growing family's routine. It features three bedrooms, including a master suite equipped with a five-piece ensuite—complete with double sinks, a soaker tub, and a shower. The kids get two good-sized bedrooms of their own, a full four-piece bathroom, and a bonus room, perfect as a dedicated toy zone, gaming setup, or second TV area. Downstairs, the finished basement adds even more functional space with a large family room for movie nights, a dedicated storage area, a utility room, and a three-piece bathroom. There is also a flexible extra room down here that works perfectly as a quiet home office or a fourth bedroom for a teenager. The location is tough to beat for parents. You are only half a block away from a local park. Schools are close by and you are just a short drive from shopping and the ATB center.

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