



GRASSROOTS
REALTY GROUP

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**66 Coalbanks Gate W
Lethbridge, Alberta**

MLS # A2344184



\$539,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,517 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions:	Solar Panels
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Imagine your home generating income to offset costs? This property produced \$1,992.68 in positive cash flow last year from the solar panels — completely covering all electricity expenses. A unique chance to embrace contemporary living with integrated energy benefits! Step into this generous 5-bedroom home with a primary suite thoughtfully placed above the garage! The fully finished, heated garage brings comfort and multi-purpose use throughout the seasons. You'll appreciate the lovely updated kitchen displaying granite countertops and a versatile layout ideal for family meals. The bathrooms have also been updated. The grounds include a low maintenance yard with in-ground sprinklers and space for an additional garage to build at the rear. Positioned near the YMCA, with features like NHL-sized rinks, aquatics (lazy river, surf simulator), and fitness areas. This house near favored spots like Tim Hortons, No Frills, and McDonald’s — convenience is moments away!