



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**305 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2351529

\$349,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	655 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions: n/a

Both 303 and 305 Coalbanks Blvd are available for sale, offering investors the opportunity to purchase the full duplex. A convenient Copperwood location with room for everyday living! Situated directly across from Coalbanks Elementary School, this half duplex offers a practical layout in a welcoming, family-oriented community. The main floor features an open-concept living room, dining area and kitchen, along with one bedroom and a full bathroom. Downstairs, you'll find two additional bedrooms, a five-piece bathroom and laundry. With the YMCA, shopping and schools nearby, it's easy to stay connected to everything you need. Whether you're buying your first home, looking for space for your family or considering an investment, this three-bedroom home is worth a look!