



GRASSROOTS
REALTY GROUP

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**303 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2352030

\$349,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	788 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, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	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, No Smoking Home, Open Floorplan		

Inclusions: n/a

Opportunity to buy the FULL duplex or just 1/2! Put down roots in Copperwood! This inviting three-bedroom half duplex pairs a comfortable layout with a convenient location directly across from Coalbanks Elementary School. An open-concept main floor brings the kitchen, dining and living areas together, creating a welcoming space to gather. One bedroom and a full bathroom complete the upper level, while downstairs offers two additional bedrooms, a five-piece bathroom and laundry. This home is a great option for first-time buyers, families or investors. Enjoy life in a family-friendly community with the YMCA, shopping and schools close by! Both 303 and 305 Coalbanks Blvd are available for sale, offering investors the opportunity to purchase the full duplex.