

# \$521,000 - 1592 Coalbanks Boulevard W, Lethbridge

MLS® #A2208509

**\$521,000**

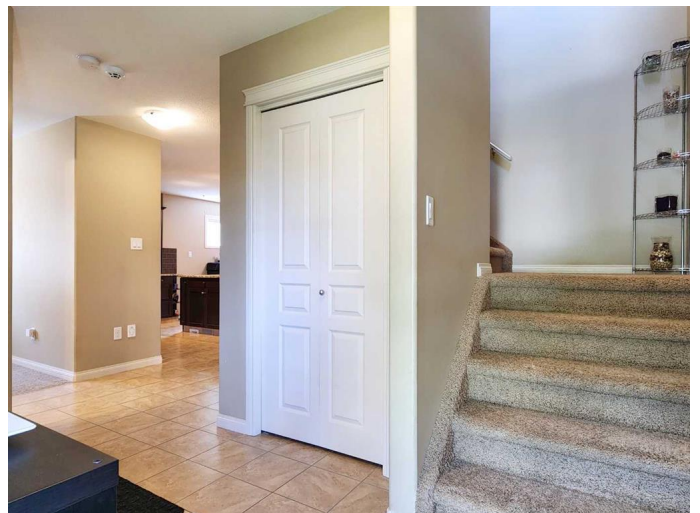
4 Bedroom, 4.00 Bathroom, 1,562 sqft

Residential on 0.11 Acres

Copperwood, Lethbridge, Alberta

Imagine a two-story home where elegance meets comfort. The heart of this home is undoubtedly the kitchen, with its expansive island and abundant cabinets, perfect for gatherings and culinary adventures. Step outside onto the main deck and find yourself in a private oasis, enclosed by a pergola that promises serene afternoons and starlit evenings. The tranquil backyard, adorned with beautiful landscaping, invites peaceful reflection or joyous celebrations. The spacious living room, with its welcoming embrace, includes a main floor office, a sanctuary for productivity and creativity. Upstairs, three bedrooms await, including a large primary suite with a walk-in closet and a 4-piece ensuite, offering a retreat from the day's hustle. The fully developed basement boasts a large recreation room, ideal for entertainment or relaxation. This home's location is a perfect blend of convenience and leisure, being close to shopping, bars, and restaurants. The practicality of a large double attached garage, a natural gas line on the deck for grilling, A/C for those warm summer days, and underground sprinklers for easy lawn maintenance, all add to the allure. With shingles that are approximately 6 years old, this home is not just a dwelling, but a canvas for memories and a cornerstone of comfort. Please view the attached 3D walkthrough tour of this home.

Built in 2010



## Essential Information

MLS® #	A2208509
Price	\$521,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,562
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1592 Coalbanks Boulevard W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5B6

## Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Driveway, Off Street
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Standard Shaped Lot, City Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	46
Zoning	R-CL

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.