

# \$480,000 - 752 Coalbrook Close W, Lethbridge

MLS® #A2217733

**\$480,000**

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.11 Acres

Copperwood, Lethbridge, Alberta

Meet the ROYCE by Ashcroft Homes â€” a smart and stylish 2-storey that packs a punch! Youâ€™ve got 3 bedrooms upstairs, each with massive closets (seriously, no storage struggles here), plus convenient second-floor laundry.

The primary suite has a sleek tiled shower, and the main bath features a deep tub for soaking. Now letâ€™s talk kitchen â€” itâ€™s a showstopper. Youâ€™ll find quartz counters, floating shelves, an undermount silgranit sink, and tile backsplash that really pops. The appliances are top-notch too: a 5â€™ fridge/freezer combo, built-in GE oven and microwave, Bertazzoni 5-burner gas cooktop, hood fan, and GE dishwasher.

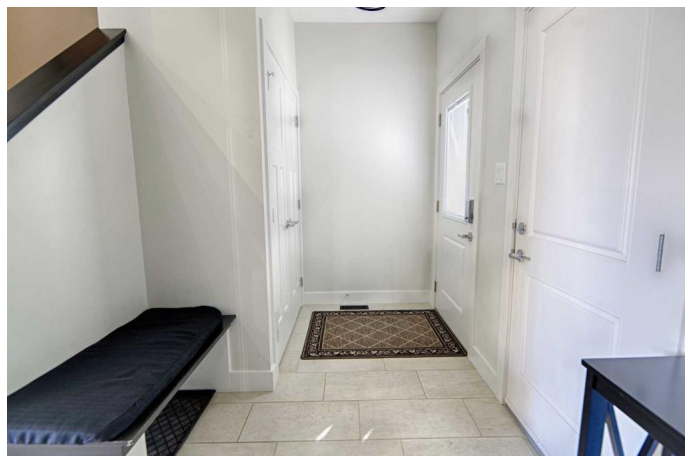
Located in Copperwood close to walking trails and ponds the big windows flood the space with natural light,

This place has everything you need and then some.

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2217733  |
| Price     | \$480,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,576       |
| Acres          | 0.11        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 752 Coalbrook Close W |
| Subdivision | Copperwood            |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J 5M9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer Stacked                |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                       |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Mixed                |
| Foundation        | Poured Concrete      |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 13            |
| Zoning         | R-CM          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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.