

# \$544,900 - 1473 Coalbanks Boulevard W, Lethbridge

MLS® #A2212349

**\$544,900**

4 Bedroom, 4.00 Bathroom, 1,564 sqft

Residential on 0.10 Acres

Copperwood, Lethbridge, Alberta

COPPERWOOD...FORMER SHOWHOME.....ACROSS FROM THE PARK!!!! This gorgeous Family Home was a former show home for Stranville Living. Fully developed with tons of high end upgrades. Enter right in to the spacious entry, which invites you into the open living space with Kitchen, Dining, and Living room. The Kitchen features quartz stone counters, a large island, spacious pantry, gas cooktop, and built-in microwave and oven. The Dining room sits in a great nook with access to the backyard deck. Also, on the main level is a 2-pc guest bath and laundry room. Come on Upstairs where there are 3 Bedrooms, and bonus room. The main primary suite has a Massive stunning ensuite with double vanity, large shower, and walk-in closet. The kids's™ rooms are close by and share a bath. Downstairs has been full finished. You will appreciate the large family room, with separate home gym and full bath. Outside is a low maintenance backyard. Features include just in time air conditioning, a gas fireplace, and a heated garage. Come check this one out!!!

Built in 2019

## Essential Information

MLS® # A2212349

Price \$544,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,564       |
| Acres          | 0.10        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1473 Coalbanks Boulevard W |
| Subdivision | Copperwood                 |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1J 5L5                    |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Stone Counters, Sump Pump(s), Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Gas Cooktop, Microwave, Range Hood |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Family Room, Gas                                                                          |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Finished                                                                            |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Lot Description   | Landscaped   |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 117              |
| Zoning         | R-CM             |

**Listing Details**

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

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