\$575,000 - 1644 Coalbanks Boulevard W, Lethbridge

MLS® #A2263422

\$575,000

4 Bedroom, 3.00 Bathroom, 1,274 sqft Residential on 0.11 Acres

Copperwood, Lethbridge, Alberta

In a sea of two storey homes, sometimes you really dream of a bilevel with a walk out basement. If this dream home happened to back onto a beautiful park with a playground, walking paths, and an elementary school nearby that would be ideal. Well, this just might be the home for you, as it checks all of those boxes and more. From the moment you step inside, you're welcomed by soaring ceilings and an abundance of natural light, thanks to skylights and bright southern exposure. The kitchen is functional and beautiful, featuring granite countertops, stainless steel appliances, and a corner pantry for additional storage. Take in the view of the park from your large dining area which flows seamlessly into the living room. Just off the dining room, step onto the back deck for the perfect spot to enjoy relaxing in the sun while sipping your morning coffee. Back inside, the main level also offers a spacious bedroom, a 4 piece bathroom, and a laundry area for added convenience. The primary bedroom suite is a great place to relax and unwind. You'II love the spa inspired features with a jetted tub, tile shower, and a generous walk in closet. Moving to the lower level you'll find a very bright space with large windows and a separate entry to the back yard. This level features a large family room with a natural gas fireplace, two additional bedrooms, and a full bathroom. As a bonus, the layout of this level would allow for relatively easy development of a second kitchen or basement suite. Stepping







outside, you'll enjoy having both covered and uncovered patio spaces, plus your own hot tub to soak in while enjoying the views of the park behind. This fully finished, move in ready home is the kind that doesn't come up often, be sure to check out the virtual tour and then call your favorite REALTOR® to book your private showing today!

Built in 2009

Essential Information

MLS® # A2263422 Price \$575,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,274

Acres 0.11

Year Built 2009

Type Residential

Sub-Type Detached

Style Modified Bi-Level

Status Active

Community Information

Address 1644 Coalbanks Boulevard W

Subdivision Copperwood
City Lethbridge
County Lethbridge

Province Alberta
Postal Code T1J 0N9

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Heated Garage,

Insulated, Garage Faces Front

of Garages 2

Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, Separate Entrance,

Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Jetted Tub

Appliances Other

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Tile

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Other, Private Yard, Storage

Lot Description Backs on to Park/Green Space, Landscaped, No Neighbours Behind,

Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

Days on Market 7

Zoning R-CL

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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