

# \$589,900 - 1644 Coalbanks Boulevard W, Lethbridge

MLS® #A2242819

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.11 Acres

Copperwood, Lethbridge, Alberta

If you've been searching for a fully finished home in a family-friendly neighborhood, loaded with thoughtful upgrades and no neighbors behind you, this could be the one. With a walk-out basement, heated garage, and a stunning view of Coalbanks Park, this home truly checks all the boxes. 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 open-concept main floor is designed for both everyday living and easy entertaining. The kitchen is functional and beautiful, featuring granite countertops, stainless steel appliances, and a corner pantry for extra storage. The adjoining dining and living spaces flow seamlessly together, creating a warm, inviting area to gather. Just off the dining room, step onto the back deck and take in the incredible views of the park, the perfect spot for enjoying your morning coffee. Back inside, the main level also offers a spacious bedroom with a walk-in closet, a 4 piece bathroom, and a laundry area for added convenience. The primary bedroom suite is the perfect place to relax and unwind. You'll love the spa inspired ensuite, complete with a jetted tub, separate walk-in 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 from 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 taking in the views of the park behind. Step through the gate and youâ€™re instantly connected to a network of walking paths that wind through the Copperwood community, leading to the playground and multiple other parks nearby. You're even within walking distance from Coalbanks Elementary School which is just down the street. Youâ€™re also conveniently close to grocery stores, restaurants, high schools, pharmacies, medical offices, and the YMCA. This fully finished, move in ready home is the kind that doesnâ€™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® #	A2242819
Price	\$589,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,274
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	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	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	51
Zoning	R-CL

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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