

# \$575,000 - 1143 Coalbrook Place W, Lethbridge

MLS® #A2253672

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,133 sqft

Residential on 0.06 Acres

Copperwood, Lethbridge, Alberta

This turn-key property in Lethbridge offers the perfect balance of style, function, and income potential. Featuring a legal basement suite, the upper level boasts 3 spacious bedrooms and 2.5 bathrooms, while the lower suite includes 1 bedroom and 1 full bathroom â€” ideal for a rental property or â€œlive up, rent downâ€• setup.

Inside, youâ€™ll love the open-concept design, quartz countertops, vinyl flooring, and abundant natural light that give the home a fresh, modern feel. Comfort and efficiency are top of mind with central air conditioning and solar panels already in place.

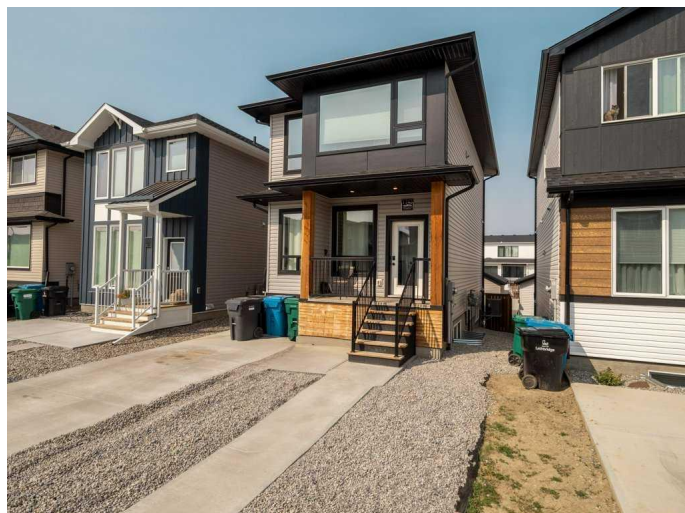
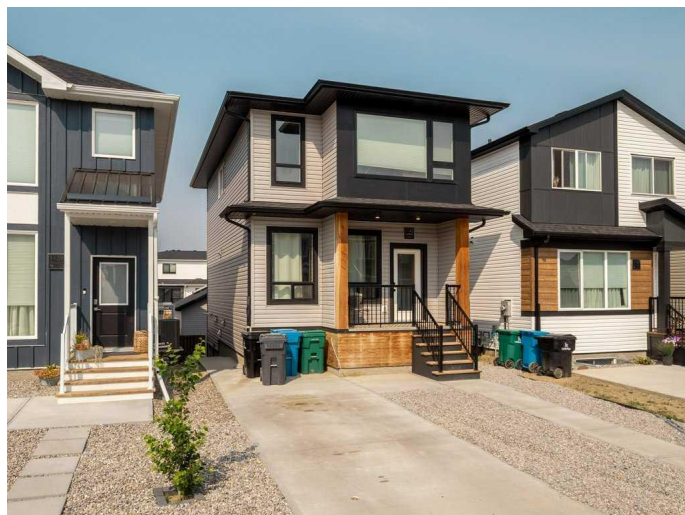
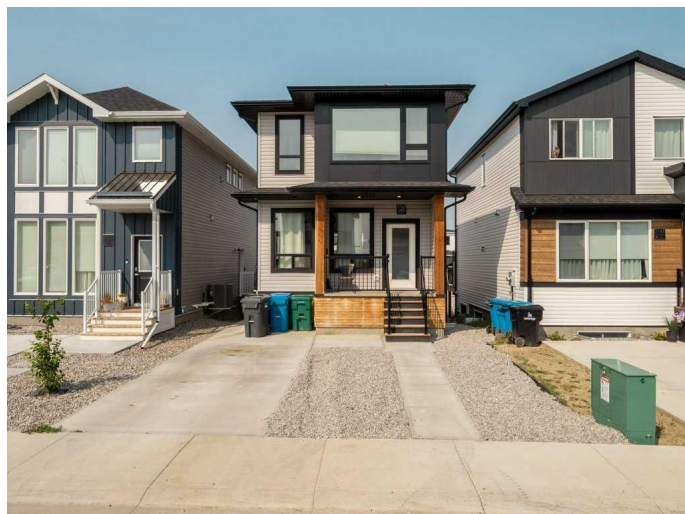
The detached double garage is oversized, 220v wiring, and perfect for vehicles, hobbies, or extra storage. Outside, the yard is zero-scaped for low-maintenance living.

With both suites fully tenanted, this is a true turn-key investment opportunity ready to generate returns from day one.

Built in 2022

## Essential Information

MLS® #	A2253672
Price	\$575,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,133
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey, Up/Down
Status	Active

### Community Information

Address	1143 Coalbrook Place W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W7

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Insulated, Oversized, Parking Pad
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Solar
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 5th, 2025  
Days on Market        3  
Zoning                      R-M

**Listing Details**

Listing Office            The Real Estate District

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