

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

MLS® #A2263422

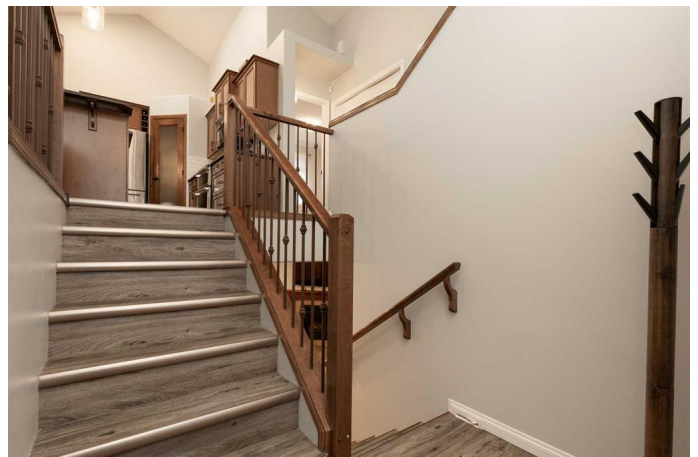
**\$575,000**

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, youâ€™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. Youâ€™ll 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 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® #	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	1
Zoning	R-CL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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