

**1628 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2153794**



**\$489,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Underground		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge (fridge in garage will be put back in place of current fridge in kitchen), stove, dishwasher, washer & dryer, hood fan, microwave, A/C, U/G Sprinklers, garage door opener & 2 remotes, heater in garage, bar fridge, brown kitchen cabinet doors

Discover bold living in this former Galko showhome, perfectly situated against Coalbanks Park. Ideal for gatherings, the bi-level design offers ample space and showhome touches. The kitchen shines with bold red cabinets, and an extra set of brown doors provides a more traditional option. Enjoy grilling on the deck while watching your kids play in the green space. The master suite, located over the garage, includes a walk-in closet and ensuite bathroom. The walkout basement boasts a family room with a wet bar and a three-sided fireplace for entertaining. Just a short walk to Coalbanks Elementary, restaurants, and shopping, this home offers luxury and convenience. Your dream home awaits!