

**704 Coalbrook Close W
Lethbridge, Alberta**

MLS # A2186660



\$429,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	front only underground sprinklers		

This home should get a keen buyers attention!! It is a floorplan that can work a variety of ways. This bi-level home has a beautiful kitchen, complete with all appliances, abundance of quartz countertops,, main floor laundry/mudroom at the back door, that leads out to the deck, low maintenance yard, and a 22 x 22 double garage! The main floor has a primary bedroom with a "cheater" 4 piece ensuite and a decent size 2nd bedroom. The basement features a very large family room, another primary bedroom with walk in closet ,and a gorgeous 4 piece ensuite bathroom normally found in an upper scale home!! This layout was ideal for the kids to be upstairs, and the parents retreating to the quiet primary bedroom downstairs. This home has central Air Conditioning and front yard underground sprinklers too! Rear lane access is convenient and extra parking for the boat was put beside the garage but can also be made into more yard space if that is important. The Miners Park is located only a few yards away from this home so the kids enjoyed the time spent there!! Being a former show home , some nice upgrades were added. The property is fenced , fully finished and ready for the next couple to start their family here! or maybe it is an ideal downsize for a retiring couple, with main floor laundry, fewer stairs and easy yard to maintain. If you are a single parent with a teenager, the floorplan would be a winner too!! Lots of options with this home and located in an easy part of Copperwood to access in and out of!! Be sure to give this home a serious look.