

**328 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2194335**



**\$364,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig		

<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Washer/ Dryer, Fridge, Stove, Dishwasher, Microwave, Window Coverings, Trampoline, A/C

Welcome to 328 Coalbanks Blvd W in Lethbridge! This well-maintained half-duplex offers 1,294 square feet of thoughtfully designed living space, featuring 3 bedrooms and 2.5 bathrooms. The main floor boasts a functional layout with a spacious living room, a dining area perfect for family gatherings, a well-equipped kitchen with ample cabinetry and counter space, and a convenient half-bathroom. Upstairs, you'll find all three bedrooms, including the primary suite, which features a walk-in closet and a private ensuite bathroom. The additional two bedrooms are well-sized and share a full bathroom. The unfinished basement provides plenty of potential for customization, whether you're looking to add more living space, a home gym, or extra storage. Step outside to enjoy the backyard, complete with a deck — perfect for summer barbecues and outdoor relaxation. Off-street parking adds to the convenience of this home. Located in a desirable West Lethbridge neighbourhood, this property is close to schools, parks, shopping, and other amenities. Contact your favourite REALTOR® today!