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1108 Coalbrook Place W
Lethbridge, Alberta

MLS # A2216769

$659,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,406 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Other		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Separate Entrance, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Lower Suite: Fridge, Stove, OTR Microwave, Dishwasher

Check out this phenomenal income property that’s currently generating an impressive $3,150 per month as a primary residence. This legally suited bi-level offers the perfect opportunity for homeowners seeking affordability with the added benefit of rental income helping to pay down the mortgage. Thoughtfully designed for privacy and comfort, the home features completely separate entrances and laundry rooms for each suite, with no interior access between them. The upper level showcases a bright, open-concept layout with a stunning kitchen that flows into a spacious living area, complete with large windows and vaulted ceilings. Ideal for families, the main floor includes two bedrooms and a full bathroom, while the upper level hosts a large primary suite with its own ensuite. The legal basement suite boasts an upscale kitchen and living space, along with two generously sized bedrooms and a full bath—perfect for tenants or extended family. Additional highlights include a front double attached garage and a rear 20' x 22' concrete parking pad, offering ample parking. Located in the desirable Copperwood neighborhood, you're just minutes from the University of Lethbridge, Cavendish Farms Rec Centre, parks, trails, and a wide range of amenities.

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