

**196 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2262318**



**\$455,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperwood                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,423 sq.ft.                                                              | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                    |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinkler |               |                   |

|                    |                   |
|--------------------|-------------------|
| <b>Heating:</b>    | Forced Air        |
| <b>Floors:</b>     | Carpet, Linoleum  |
| <b>Roof:</b>       | Asphalt Shingle   |
| <b>Basement:</b>   | Full, Unfinished  |
| <b>Exterior:</b>   | Vinyl Siding      |
| <b>Foundation:</b> | Poured Concrete   |
| <b>Features:</b>   | Closet Organizers |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-SL |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Price Improvement! Welcome to this beautiful 3-bedroom, 3-bathroom home offering nearly 1,500 sq ft above grade. Built in 2009, it features an open and functional layout, with an undeveloped basement that's ready for your personal touch. The upgraded kitchen appliances and 8-year-old central air conditioning add comfort and convenience, while the sump pump and underground sprinklers provide peace of mind year-round. Outside, enjoy a fully landscaped backyard complete with a pergola, patio, and raised planter boxes—perfect for relaxing or entertaining. A double detached garage provides ample parking and storage. Located just minutes from schools, grocery stores, and the amazing YMCA Family Recreation Centre, this home blends comfort, style, and unbeatable convenience. Don't miss the opportunity to make it yours! Copperwood has been one of the most popular communities to raise a family or great for a first-time buyer. Contact your favorite REALTOR® to book a showing!