

1143 Coalbrook Place W
Lethbridge, Alberta

MLS # A2253672



\$569,400

Division:	Copperwood	
Type:	Residential/House	
Style:	2 Storey, Attached-Up/Down	
Size:	1,133 sq.ft.	Age: 2022 (4 yrs old)
Beds:	4	Baths: 3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Insulated, Oversized, Parking Pad	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape	

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		
Inclusions:	Solar Panels on Roof		

This turn-key property in Lethbridge offers the perfect balance of style, function, and income potential. Featuring a legal basement suite, the upper level boasts 3 spacious bedrooms and 2.5 bathrooms, while the lower suite includes 1 bedroom and 1 full bathroom — ideal for a rental property or “live up, rent down” setup. Inside, you’ll love the open-concept design, quartz countertops, vinyl flooring, and abundant natural light that give the home a fresh, modern feel. Comfort and efficiency are top of mind with central air conditioning and solar panels already in place. The detached double garage is oversized, 220v wiring, and perfect for vehicles, hobbies, or extra storage. Outside, the yard is zero-scaped for low-maintenance living. With both suites fully tenanted, this is a true turn-key investment opportunity ready to generate returns from day one.