

**316 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2278649



\$349,900

Division:	Copperwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	734 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: See appliances

Welcome to the community of Copperwood — a great place to grow! Tired of paying condo fees? This clean, well-maintained half duplex offers an excellent alternative, with a fantastic location just steps from Coalbanks Elementary School (K–5), a short walk to the Lethbridge YMCA and Cavendish Farms Centre, and only an 8-minute drive to the University of Lethbridge. Inside, you’ll love the bright bi-level layout. The main living area features vaulted ceilings and an open-concept kitchen with an island and large pantry, seamlessly connected to the dining and living room. The main floor also offers one bedroom with generous closet space and a full four-piece bathroom. Downstairs, you’ll find a dedicated laundry/utility room, additional storage, and two bedrooms, including a spacious primary bedroom with a walk-in closet and direct access to the full bathroom, which also features a second entrance from the hallway. The thoughtful lower-level layout makes this home an excellent fit for first-time buyers, small families, or investors seeking a solid revenue property, and central air conditioning adds year-round comfort. Outside, enjoy alley access with rear parking, a fully fenced and landscaped yard, and a spacious deck with a privacy wall. The yard also features underground sprinklers, and the double parking pad is already prepped with power and gas, conveniently located at the edge, ready for a future garage. Located in one of Lethbridge’s most popular communities, this home offers a great combination of location, functionality, and long-term value. Don’t miss out on this fantastic opportunity!