

# \$449,900 - 1044 Coalbrook Gate W, Lethbridge

MLS® #A2095327

**\$449,900**

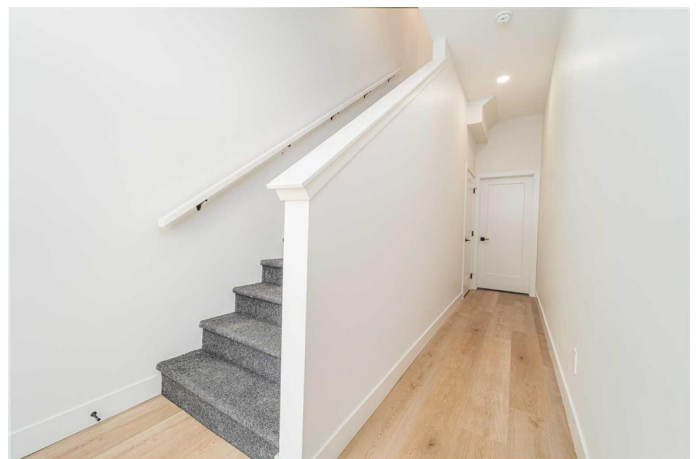
2 Bedroom, 3.00 Bathroom, 1,639 sqft

Residential on 0.05 Acres

Copperwood, Lethbridge, Alberta

Live Up and Work Down! This is a BRAND NEW CONCEPT to Lethbridge that provides the ability for entrepreneurs to own their own commercial space in their own home! ... and NO Condo Fees. Welcome to the Prestwicks - Stranville Livings newest townhome that offers a main-floor commercial space along with modern residential living above. Located in Copperwood, this home is situated in one of the most desirable family communities on the west side and just down the street from Miners Landing Pond. The main level is 917 square feet with the ability to develop a commercial space with a separate entrance from the main living area of the home. On the second level you will find an open-concept living space, a covered deck in the front and back areas of the home, and a matte black beautiful kitchen that bodes paneled appliances, a Fisher & Paykel refrigerator as well as a sleek induction cooktop. On the 3rd level you will find 3 total bedrooms. 2 baths and a spacious laundry room. The primary bedroom features a large walkin closet, and ensuite featruing dual vanities and a walk in closet. This home also has an exterior 2-car parking pad, front landscaping, and fence posts making it move-in ready. Out front of the home is angled parking for customers and clients to access your business with ease. Call your favorite realtor today to book a showing. This home comes with Alberta New Home Warranty.

Built in 2023



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2095327      |
| Price          | \$449,900     |
| Sold Price     | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,639         |
| Acres          | 0.05          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1044 Coalbrook Gate W |
| Subdivision | Copperwood            |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J5W7                |

## Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 4                         |
| Parking        | Alley Access, Parking Pad |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Induction Cooktop, Microwave, Oven, Refrigerator                                                                                            |
| Heating           | Central, Natural Gas                                                                                                                                    |
| Cooling           | None                                                                                                                                                    |
| Basement          | None                                                                                                                                                    |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Back Lane, Front Yard, Level |
| Roof            | Asphalt Shingle              |
| Construction    | Vinyl Siding                 |
| Foundation      | Poured Concrete              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 27th, 2023 |
| Date Sold      | November 29th, 2023 |
| Days on Market | 2                   |
| Zoning         | U-I                 |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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