

\$449,900 - 1052 Coalbrook Gate W, Lethbridge

MLS® #A2096057

\$449,900

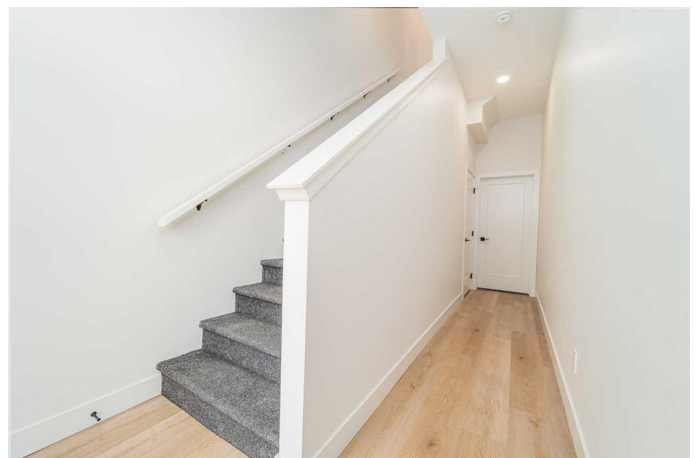
3 Bedroom, 3.00 Bathroom, 1,639 sqft

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!

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. Please note the exterior photos are of a 3 plex, 1052 is an end unit in a 4plex that is under



construction, the interior photos are accurate finishes and layout.

Built in 2023

Essential Information

MLS® #	A2096057
Price	\$449,900
Sold Price	\$449,900
Bedrooms	3
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	1052 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	December 1st, 2023
Date Sold	February 15th, 2024
Days on Market	76
Zoning	U-I
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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