

\$374,000 - 310 Coalbanks Boulevard W, Lethbridge

MLS® #A2170780

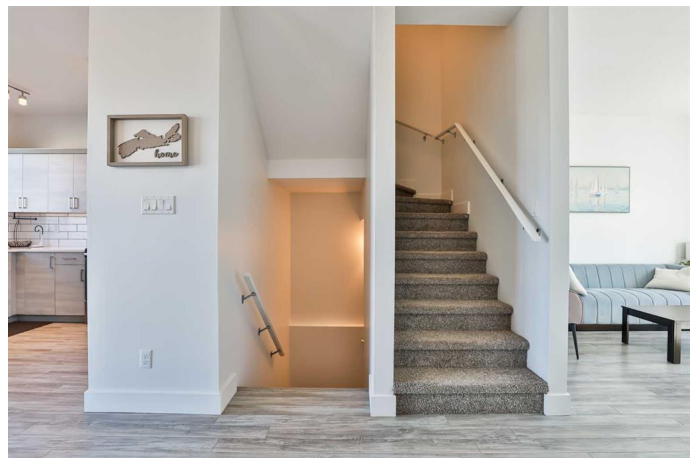
\$374,000

3 Bedroom, 4.00 Bathroom, 1,173 sqft

Residential on 0.07 Acres

Copperwood, Lethbridge, Alberta

Welcome to this stunning and well-maintained duplex, filled with natural light pouring in through its many large windows, creating a bright and open ambiance throughout the home. This home features 3 bedrooms, 3.5 bathrooms and 2 spacious living rooms, perfect for hosting gatherings, relaxing, or giving a large family or tenants the space to spread out. On the main level you will be greeted by its primary living room, filled with tons of natural light. There is also a large walk-in closet and a 2pc bathroom for your guests. The kitchen is a true highlight, with ample counter space, plenty of cabinets, and a well sized pantry, ideal for both everyday meals and entertaining. Upstairs you will find 2 generously sized master bedrooms, each with its own en-suite bathroom and walk-in closets. Providing ultimate privacy and comfort for all. On the lower level, you'll discover the third bedroom, another full bathroom, and the 2nd spacious living room, offering a perfect retreat for relaxation or entertaining. The property is very well-kept and features a large enclosed backyard, providing a peaceful outdoor space for family fun, barbecues, or relaxation. This property is located in a prime area, and is a great option for both a large family and as an investment property, especially for students, with its strategic location near many amenities such as the YMCA, shopping centers, schools, public transportation and just a short commute to the University of Lethbridge! This duplex is not only beautiful but also a practical choice,



combining comfort, space, and convenience in
a wonderful location!

Built in 2016

Essential Information

MLS® #	A2170780
Price	\$374,000
Sold Price	\$360,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,173
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	310 Coalbanks Boulevard W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J4V4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	November 7th, 2024
Days on Market	34
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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