

\$559,900 - 1151 Coalbrook Place W, Lethbridge

MLS® #A2183936

\$559,900

4 Bedroom, 4.00 Bathroom, 1,451 sqft

Residential on 0.06 Acres

Copperwood, Lethbridge, Alberta

Welcome to the SUITED "Braemar" by Stranville Living Master Builder located in the vibrant west Lethbridge community of Copperwood. Over almost 20 years, Copperwood has established itself as the residential heartbeat of the westside. Located just off Whoop Up Drive, Copperwood residents can enjoy the many amenities within and surrounding the community including the centralized Coalbanks Elementary School, a Community Garden, places of worship as well as the nearby Crossings commercial area featuring restaurants, retail and recreation including YMCA of Lethbridge and Cavendish Farms Ice Arenas. What better place to invest in a new home then here in Copperwood, but better yet, how about investing in a home with a legally suited secondary suite! Yes, that's correct, this Braemar model comes complete with legal basement suite that includes it's own heating system, full appliance package with laundry rough-ins, and a secured private entrance. The advantage of buying a home with a legal suite from a reputable builder is that all the building code requirements have been met and the completed product has been inspected by the permitting authority for compliance, providing the peace of mind that an illegal or non-conforming suite cannot. In addition to these features, the builder has also included a rear deck with stairs to grade, and a detached double garage with rear alley access. High efficient mechanical equipment, Low E windows, and spray foam in the rim



joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Start building equity today! Photos contain virtual staging.

Built in 2024

Essential Information

MLS® #	A2183936
Price	\$559,900
Sold Price	\$559,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,451
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1151 Coalbrook Place W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W7

Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Garage Faces Rear, Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Breakfast Bar, Closet Organizers, Vinyl Windows,
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Appliances	Quartz Counters, Recessed Lighting, Electric Range, Dishwasher, Over-the-Range Microwave, ENERGY STAR Qualified Refrigerator, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 18th, 2024
Date Sold	March 9th, 2025
Days on Market	81
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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