

# \$435,000 - 1155 Coalbrook Place W, Lethbridge

MLS® #A2187728

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.06 Acres

Copperwood, Lethbridge, Alberta

Welcome to THE LYNN by Ashcroft Homes at 1155 Coalbrook PI W, Lethbridge. This stunning 2-storey home combines modern design with functionality in a prime location near a lake, parks, schools, and shopping. Offering 3 spacious bedrooms, 2.5 baths, and an unfinished basement, this home is perfect for families or those seeking to add their personal touch. The open-concept main floor features 9'™ ceilings, gorgeous laminate flooring, a sleek kitchen with a large island, and HUGE windows that flood the space with natural light. Whether you're enjoying the bright, airy interiors or the nearby amenities, this home is one you don't want to miss! Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2187728  |
| Price          | \$435,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,246     |
| Acres          | 0.06      |
| Year Built     | 2022      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1155 Coalbrook Place W |
| Subdivision | Copperwood             |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1J 5W7                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Off Street, Outside, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Dining Room, Electric   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 138                |

Zoning

R-M

## **Listing Details**

Listing Office

Royal LePage South Country - Lethbridge

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