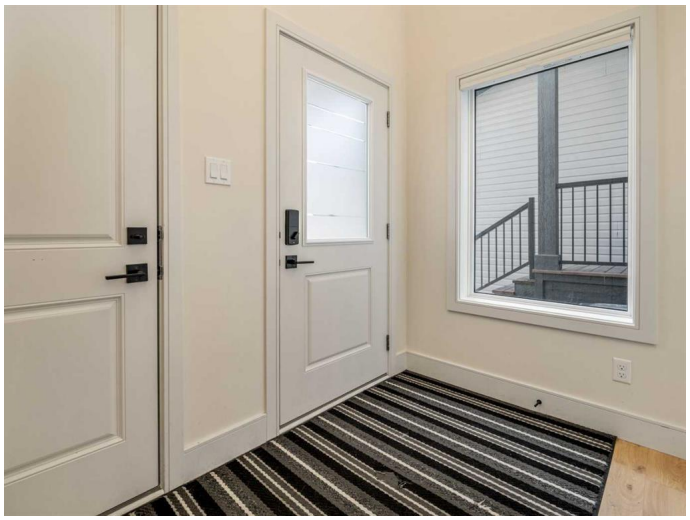
$679,900 - 1108 Coalbrook Place W, Lethbridge

MLS® #A2216769

$679,900
5 Bedroom, 3.00 Bathroom, 1,406 sqft
Residential on 0.08 Acres

Copperwood, Lethbridge, Alberta



Check out this phenomenal income property thatâ€™s currently generating an impressive $3,150 per month as a primary residence. This legally suited bi-level offers the perfect opportunity for homeowners seeking affordability with the added benefit of rental income helping to pay down the mortgage. Thoughtfully designed for privacy and comfort, the home features completely separate entrances and laundry rooms for each suite, with no interior access between them. The upper level showcases a bright, open-concept layout with a stunning kitchen that flows into a spacious living area, complete with large windows and vaulted ceilings. Ideal for families, the main floor includes two bedrooms and a full bathroom, while the upper level hosts a large primary suite with its own ensuite. The legal basement suite boasts an upscale kitchen and living space, along with two generously sized bedrooms and a full bathâ€”perfect for tenants or extended family. Additional highlights include a front double attached garage and a rear 20' x 22' concrete parking pad, offering ample parking. Located in the desirable Copperwood neighborhood, you're just minutes from the University of Lethbridge, Cavendish Farms Rec Centre, parks, trails, and a wide range of amenities.

Built in 2022

Essential Information

MLS® #	A2216769
Price	$679,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,406
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1108 Coalbrook Place W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W7

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Double Vanity, Separate Entrance, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	Central Air, Partial
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Other

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	59
Zoning	R-M

Listing Details

Listing Office	Century 21 Foothills South Real Estate

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