

\$529,900 - 836 Coalbrook Close W, Lethbridge

MLS® #A2239727

\$529,900

4 Bedroom, 4.00 Bathroom, 1,235 sqft

Residential on 0.07 Acres

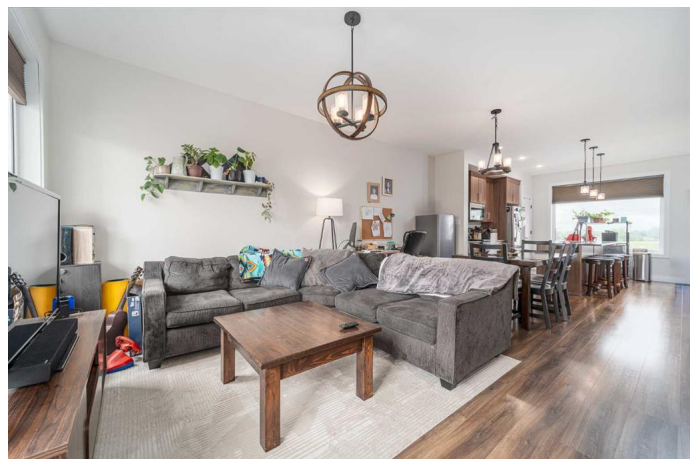
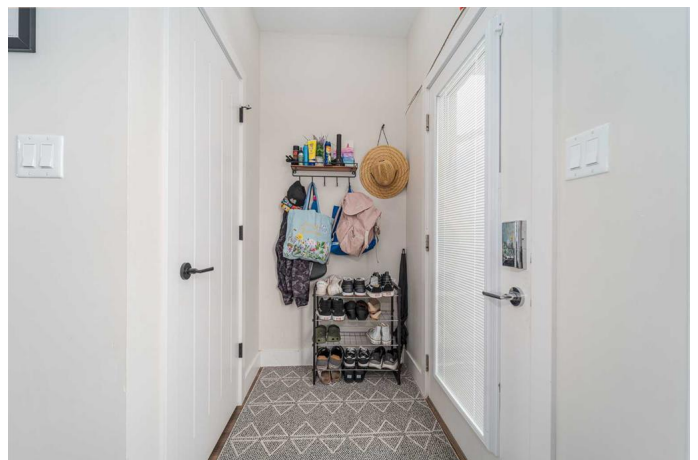
Copperwood, Lethbridge, Alberta

Welcome to Copperwood – one of Lethbridge’s most sought-after family communities – where this exceptional two-storey, legally suited home offers the perfect blend of versatility, modern design, and income potential.

Step inside the main-floor suite and you’re greeted by an open-concept living area bathed in natural light from expansive windows. The stylish kitchen is a true centerpiece, featuring sleek quartz countertops, stainless steel appliances, and plenty of room for cooking and entertaining. Upstairs, you’ll find three spacious bedrooms and two full bathrooms, thoughtfully laid out for family living. The primary suite is a standout, boasting its own walk-in closet and private ensuite – a rare luxury in suited homes. Convenient upstairs laundry adds another layer of functionality for day-to-day life.

The lower suite is equally impressive, offering a large, welcoming living space and a bright, spacious kitchen with ample cabinetry and storage solutions. Tenants will love the privacy of their own in-suite laundry, plus a generous bedroom complete with a four-piece ensuite bathroom – delivering comfort and convenience all in one package.

Outside, a triple-car parking pad provides plenty of off-street parking, making life easier for both owners and tenants. This home has



been maintained and presents an outstanding opportunity for a homeowner looking to offset their mortgage or for a savvy investor seeking a quality property in a high-demand neighborhood.

Whether you’re house-hacking your way to financial freedom or expanding your investment portfolio, this Copperwood gem is ready to deliver. Don’t miss your chance to own a modern, move-in-ready property in one of Lethbridge’s premier communities!

Built in 2013

Essential Information

MLS® #	A2239727
Price	\$529,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,235
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	836 Coalbrook Close W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M9

Amenities

Parking Spaces	5
----------------	---

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	32
Zoning	R-M

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.