

# \$455,000 - 196 Coalbanks Boulevard W, Lethbridge

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MLS® #A2262318

**\$455,000**

3 Bedroom, 3.00 Bathroom, 1,423 sqft

Residential on 0.10 Acres

Copperwood, Lethbridge, Alberta

Price Improvement! Welcome to this beautiful 3-bedroom, 3-bathroom home offering nearly 1,500 sq ft above grade. Built in 2009, it features an open and functional layout, with an undeveloped basement that's ready for your personal touch. The upgraded kitchen appliances and 8-year-old central air conditioning add comfort and convenience, while the sump pump and underground sprinklers provide peace of mind year-round. Outside, enjoy a fully landscaped backyard complete with a pergola, patio, and raised planter boxes—perfect for relaxing or entertaining. A double detached garage provides ample parking and storage. Located just minutes from schools, grocery stores, and the amazing YMCA Family Recreation Centre, this home blends comfort, style, and unbeatable convenience. Don't miss the opportunity to make it yours! Copperwood has been one of the most popular communities to raise a family or great for a first-time buyer. Contact your favorite REALTOR® to book a showing!

Built in 2009

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2262318  |
| Price     | \$455,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,423       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 196 Coalbanks Boulevard W |
| Subdivision | Copperwood                |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1J4A7                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Closet Organizers                                           |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air                                                  |
| Cooling           | Central Air                                                 |
| Has Basement      | Yes                                                         |
| Basement          | Full, Unfinished                                            |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Front Yard, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding                                                               |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 26                |
| Zoning         | R-SL              |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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