

\$609,900 - 1644 Coalbanks Boulevard W, Lethbridge

MLS® #A2242819

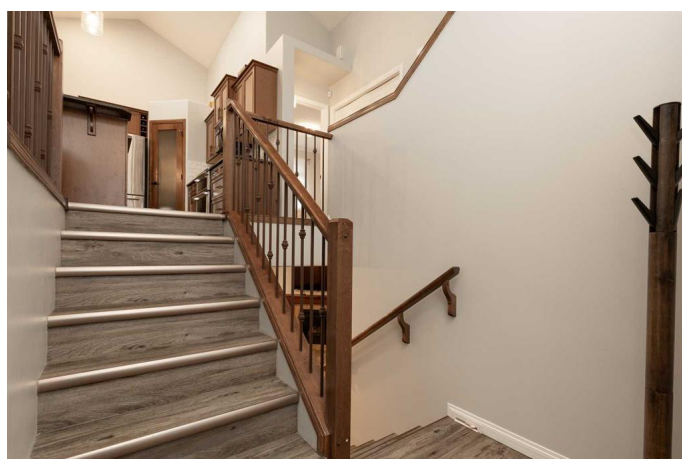
\$609,900

4 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.11 Acres

Copperwood, Lethbridge, Alberta

If you've been searching for a bi-level home in a family-friendly neighborhood, loaded with thoughtful upgrades and no neighbors behind you, this could be the one. With a walk-out basement, heated garage, and a stunning view of Coalbanks Park right in your backyard, this home truly has it all. From the moment you step inside, you're welcomed by soaring ceilings and an abundance of natural light, thanks to skylights and bright southern exposure. The open-concept main floor is designed for both everyday living and easy entertaining. The kitchen is as functional as it is beautiful, featuring granite countertops, stainless steel appliances, and a corner pantry for extra storage. The adjoining dining and living spaces flow seamlessly together, creating a warm, inviting area to gather. Just off the dining room, step onto the back deck and take in the incredible views of the park, the perfect spot for morning coffee or dinner with friends. Back inside, the main level also offers a spacious bedroom with a walk-in closet, a 4 piece bathroom, and a laundry area for added convenience. The primary bedroom is tucked away for a sense of privacy, this large suite is the perfect place to unwind. You'll love the spa inspired ensuite, complete with a jetted tub, separate walk-in shower, and a generous walk-in closet. The space feels bright, peaceful, and thoughtfully designed for relaxation. Downstairs, the fully finished walk-out basement is filled with natural light from large windows. The cozy



family room features a gas fireplace and direct access to the backyard, making it ideal for hosting guests or enjoying a movie night in. Two more bedrooms and another 4-piece bathroom round out the lower level. Stepping outside, the entertaining space continues with both covered and uncovered patio spaces plus your very own hot tub to soak in while enjoying the open skies and views of the park behind. Step through the gate and youâ€™re instantly connected to a network of walking paths that wind through the Copperwood community, leading to the playground and multiple other parks nearby. You're even within walking distance from Coalbanks Elementary School which is just down the street. Youâ€™re also conveniently close to grocery stores, restaurants, high schools, pharmacies, medical offices, and the YMCA, everything your family needs, right at your fingertips. This fully finished, move in ready home is the kind that doesnâ€™t come up often, and it wonâ€™t last. Be sure to check out the virtual tour and then call your favorite REALTOR® to book your private showing today!

Built in 2009

Essential Information

MLS® #	A2242819
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,274
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1644 Coalbanks Boulevard W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0N9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	5
Zoning	R-CL

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.