

# \$679,900 - 1108 Coalbrook Place W, Lethbridge

MLS® #A2216769

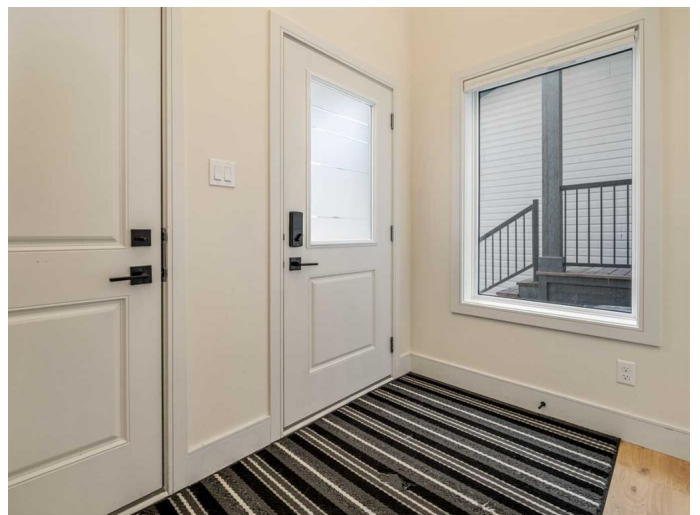
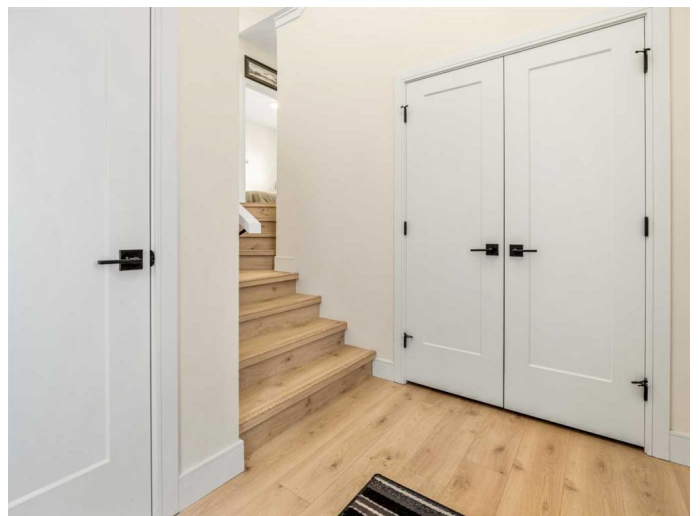
**\$679,900**

5 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.08 Acres

Copperwood, Lethbridge, Alberta

Check out this phenomenal income property that'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 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 bath—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), Induction Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings |
| 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 | 1             |
| Zoning         | R-M           |

**Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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.