\$659,900 - 1108 Coalbrook Place W, Lethbridge

MLS® #A2216769

\$659,900

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 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 \$659,900

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, Walk-In Closet(s), Stone Counters, Separate Entrance,

Sump Pump(s), Vaulted Ceiling(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings,

Built-In Oven, Garage Control(s), Induction Cooktop

Heating Forced Air

Cooling Central Air, Partial

Has Basement Yes

Basement Finished, Full, Exterior Entry, 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 159
Zoning R-M

Listing Details

Listing Office Century 21 Foothills South Real Estate

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