

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

MLS® #A2239727

**\$529,900**

4 Bedroom, 4.00 Bathroom, 1,235 sqft

Residential on 0.07 Acres

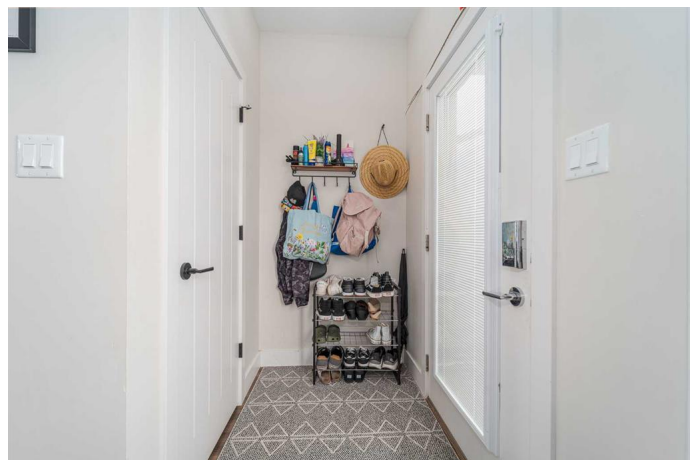
Copperwood, Lethbridge, Alberta

Welcome to Copperwood â€” one of Lethbridgeâ€™s most sought-after family communities â€” 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 youâ€™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, youâ€™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 â€” 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 â€” 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 | 38              |
| Zoning         | R-M             |

## Listing Details

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

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