

# \$489,900 - 771 Coalbrook Close W, Lethbridge

MLS® #A2203026

**\$489,900**

4 Bedroom, 3.00 Bathroom, 832 sqft

Residential on 0.14 Acres

Copperwood, Lethbridge, Alberta

This legally suited home in Copperwood, West Lethbridge, is a prime investment opportunity that offers excellent cash flow potential. With two fully self-contained suites, this property is designed to maximize rental income while providing modern and comfortable living spaces for tenants. The main floor features a bright and open-concept 2-bedroom, 2-bathroom layout, filled with natural light that enhances the spacious feel of the home. The kitchen is both stylish and functional, offering quartz countertops, stainless steel appliances, ample counter space, and a generous pantry for extra storage. The primary bedroom includes a private ensuite and large windows, adding a sense of luxury and privacy. Downstairs, the 2-bedroom, 1-bathroom suite is equally impressive, featuring similar high-end finishes and a well-designed layout that ensures comfort and convenience. With separate entrances, furnaces, and laundry facilities, both units offer complete independence, making this property highly desirable for tenants. Additionally, the utility room is accessible from the exterior, allowing easy access for maintenance without disturbing tenants. Sitting on a corner lot, this property offers an abundance of parking, including a triple-car parking pad in the rear, making it even more attractive for tenants with multiple vehicles. The yard is fully fenced, landscaped, and equipped with underground sprinklers, ensuring a low-maintenance outdoor space. Located in one of



Lethbridge's most sought-after neighborhoods, this home is close to schools, parks, shopping, and public transit, adding to its rental appeal. Whether you're an investor looking for a high-return rental or a homeowner interested in offsetting your mortgage with rental income, this property is a rare and lucrative opportunity.

Built in 2018

### Essential Information

MLS® #	A2203026
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	832
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	771 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	Closet Organizers, Laminate Counters, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Master Downstairs
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Appliances	Built-In Oven, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	14
Zoning	R-M

### **Listing Details**

Listing Office	REAL BROKER
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