

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

MLS® #A2239727

**\$529,900**

4 Bedroom, 4.00 Bathroom, 1,235 sqft

Residential on 0.07 Acres

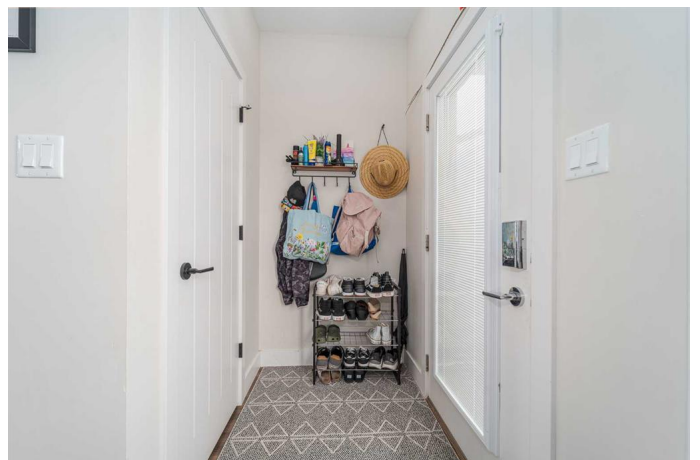
Copperwood, Lethbridge, Alberta

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
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Parking	Parking Pad
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## 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	1
Zoning	R-M

## Listing Details

Listing Office	REAL BROKER
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