

# \$575,000 - 1143 Coalbrook Place W, Lethbridge

MLS® #A2253672

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,133 sqft

Residential on 0.06 Acres

Copperwood, Lethbridge, Alberta

This turn-key property in Lethbridge offers the perfect balance of style, function, and income potential. Featuring a legal basement suite, the upper level boasts 3 spacious bedrooms and 2.5 bathrooms, while the lower suite includes 1 bedroom and 1 full bathroom â€” ideal for a rental property or â€œlive up, rent downâ€• setup.

Inside, youâ€™ll love the open-concept design, quartz countertops, vinyl flooring, and abundant natural light that give the home a fresh, modern feel. Comfort and efficiency are top of mind with central air conditioning and solar panels already in place.

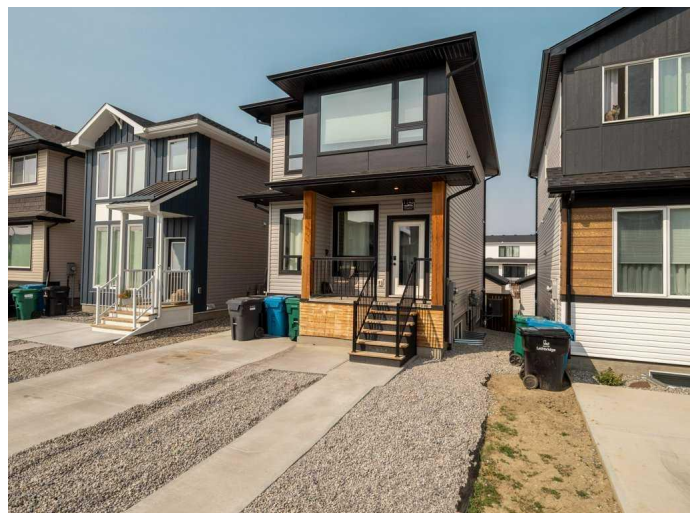
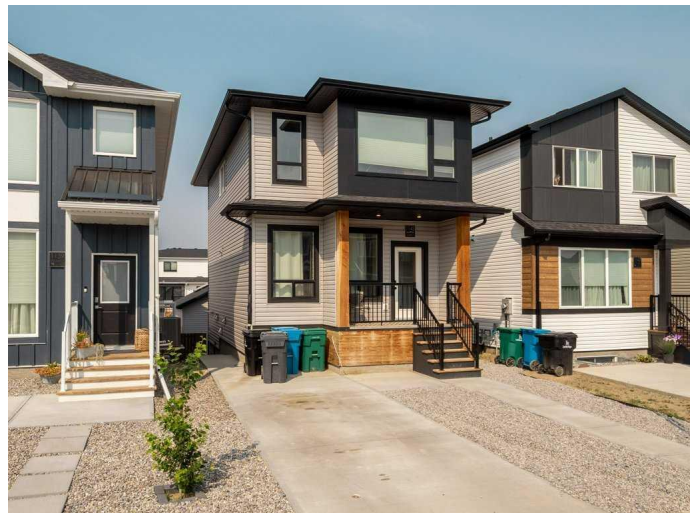
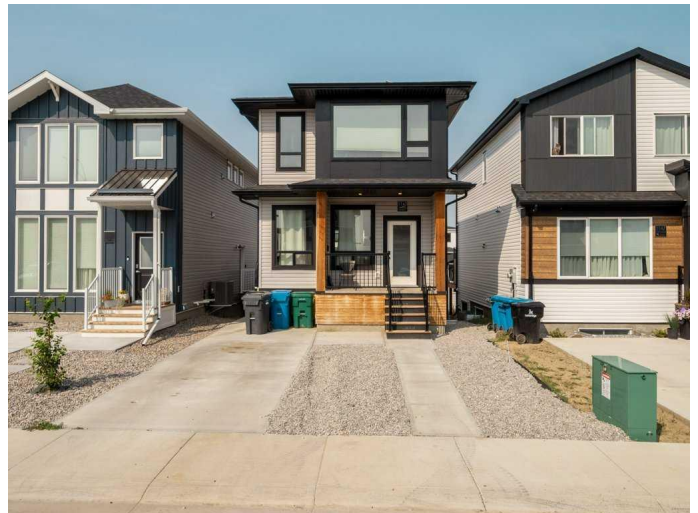
The detached double garage is oversized, 220v wiring, and perfect for vehicles, hobbies, or extra storage. Outside, the yard is zero-scaped for low-maintenance living.

With both suites fully tenanted, this is a true turn-key investment opportunity ready to generate returns from day one.

Built in 2022

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2253672  |
| Price     | \$575,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,133             |
| Acres          | 0.06              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 Storey, Up/Down |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1143 Coalbrook Place W |
| Subdivision | Copperwood             |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1J 5W7                |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                          |
| Parking        | 220 Volt Wiring, Double Garage Detached, Insulated, Oversized, Parking Pad |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas, Solar                                                                                                      |
| Cooling           | Central Air                                                                                                                         |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full, Suite                                                                                                               |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding                                    |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 5th, 2025  
Days on Market                12  
Zoning                              R-M

**Listing Details**

Listing Office                    The Real Estate District

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