



**GRASSROOTS**  
REALTY GROUP

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**614 Moonlight Lane W  
Lethbridge, Alberta**

**MLS # A2224721**



**\$535,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, Hunter Douglas blinds, central air conditioner, garage door opener + remote, U/G sprinklers

The family friendly community of Copperwood is calling! This 3 bed, 2.5 bath 2 storey offers a bonus living room upstairs, a well sized yard (complete with awesome deck) and an open concept main floor. Stepping inside, there is a welcoming entry way, along with a well sized mud room to make hauling in those groceries easier! A quartz adorned kitchen, cozy electric fireplace with mantle in the living room and built-in shelving. Heading upstairs there is a bonus living room, 3 bedrooms, laundry, 4 piece shared bathroom and a dual-sink primary ensuite. The unfinished basement leaves plenty of opportunity for future development to your customization! Spacious deck to enjoy your summer on and walking distance to parks and more!