



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**90 Moonlight Boulevard W  
Lethbridge, Alberta**

**MLS # A2241396**



**\$579,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** See appliances...plus all tv mounts(no tv's), Pergola Posts and Frame.

Beautiful 2 storey home in desirable Copperwood neighbourhood close to many west side amenities! Walking up, you'll notice the professional low maintenance landscaping. Inside, you'll find a welcoming entry open to above. Main floor features laminate floors and 9 foot ceilings. Open plan for kitchen, living room, and dining space. Large kitchen has white cabinets, quartz counters, stainless steel appliances, bar/coffee area with 2nd prep sink, and large pantry. Just through the bar/coffee area is the mudroom with an entrance to the garage. Living room features built-in shelving, elongated electric fireplace, and large windows that let in tons of natural light. Dining room also has large windows and door to deck out back. Professionally built east facing deck is 13' by 15' & features composite boards, an attached pergola with sun shade, and privacy wall. Perfect for entertaining! Back inside, a two piece bathroom can also be found to complete the main. Upper level houses a beautiful bonus room with vaulted ceilings. There are also 3 bedrooms, including primary bedroom with built-in shelves, walk-in closet, and a 5 piece ensuite featuring double sinks, separate tub, and walk-in shower. Upper level also includes a 4 piece bathroom with tub/shower combo, and a separate laundry closet in the hall with full size washer and dryer. Basement is undeveloped but could house 2 more bedrooms, a full bathroom, and a family room when you are ready to make it yours. Backyard is fenced and features a professionally poured concrete patio that's approx. 13' by 15' for further entertaining. Backyard also has more low maintenance landscaping. Home has conveniences of central a/c to keep cool in the summer, & black out blinds in the bedrooms for privacy and blocking out light when needed. There is a double attached garage for your vehicles and

it is pre-plumbed for a future gas heater. Garage also features extensive custom wood shelving and a workbench! Just around the corner is an entrance to Miners Landing Park with walking path and pond. Move in and enjoy!