

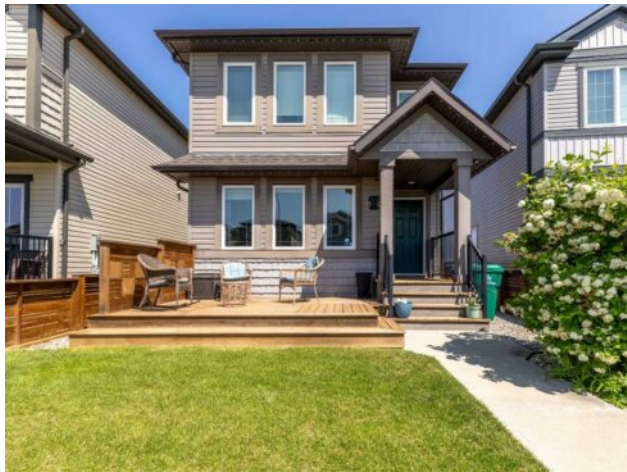


GRASSROOTS
REALTY GROUP

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**531 Moonlight Lane W
Lethbridge, Alberta**

MLS # A2241846



\$450,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped, Standard Shaped Lot, Street Lighting, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Storage		

Inclusions: Fridge, stove, dishwasher, blinds, central air conditioner, OTR microwave, U/G sprinklers-front, shed under back deck, garden boxes

Welcome to this very clean and well maintained 2-storey home offering 1,406 sq. ft. of bright and functional living space. With 4 bedrooms and 4 bathrooms, this home is move-In ready and perfect for growing families or those who love to entertain. Step inside to an inviting open floor plan with large windows throughout the main floor, flooding the home with natural light. The main floor boasts a stylish and functional layout, perfect for both everyday living and hosting guests. Outside, you'll find a beautifully landscaped yard complete with both front and back decks—ideal for morning coffee, evening BBQs, or relaxing with family. The backyard also features a convenient parking pad, ready for a future garage if desired. Located just minutes from top amenities including schools, shopping, the ATB Centre with the YMCA, and walking and biking trails all around, this home combines comfort and convenience in one of the most sought-after neighbourhoods. Don't miss your opportunity to own this move-in-ready gem—book your showing today!