



GRASSROOTS
REALTY GROUP

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**317 Moonlight Way W
Lethbridge, Alberta**

MLS # A2270942



\$560,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,417 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Movable Shed, Garage Door Opener & Remote

Welcome to 317 Moonlight Way W in Copperwood, a Modified Bi-Level home with plenty of space for family living. The main floor is bright and open, with the living, dining, and kitchen flowing together and direct access to the upper deck, perfect for outdoor entertaining. The primary bedroom includes an ensuite bathroom and a walk-in closet, while upstairs you'll find two more bedrooms and a full 4-piece bathroom. A standout feature of this home is the walkout basement from the family room, offering extra living space with a cozy fireplace, two additional bedrooms, another 4-piece bathroom, and a convenient laundry and utility area. Outside, the fenced backyard features a spacious deck and a storage shed, making it perfect for relaxing or hosting gatherings. This home has everything you need for comfortable family living. For a closer look, please view the video walkthrough in the links tab or on YouTube by searching the home address.