



**98 Moonlight Boulevard W  
Lethbridge, Alberta**

**MLS # A2284140**



**\$548,000**

<b>Division:</b>	Copperwood	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b> 2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.09 Acre	
<b>Lot Feat:</b>	Back Yard, City Lot, Low Maintenance Landscape	

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Pantry, Wet Bar		

**Inclusions:** Gas firepit in back yard, freezer in garage, bar fridge in basement.

Located in the heart of Copperwood, one of West Lethbridge's most desirable family communities, 98 Moonlight Blvd West combines modern convenience and thoughtful design for family living. Step into an inviting open concept layout featuring a contemporary kitchen with stainless steel appliances and walk-through pantry with access to the main floor laundry. The living room features a cozy gas fireplace that can be seen from the kitchen. A low maintenance back yard with access from the dining room has been meticulously landscaped complete with a pergola and gas firepit. On the second floor you will find the Primary bedroom with ensuite another full bath and 2 more bedrooms. This turn-key family home has a fully finished basement designed for entertaining and family movie nights, complete with a wet bar and a full spa like bathroom it can be the perfect sanctuary to unwind after a long day.