



**622 Moonlight Lane W  
Lethbridge, Alberta**

**MLS # A2290047**



**\$499,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,603 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** tv mount in living room

Beautiful 2 storey home in a fantastic family friendly neighbourhood! The main floor features ceramic tile and hardwood flooring, a cozy gas fireplace, quartz countertops, corner pantry, and large windows that fill the space with natural light. A convenient 2 piece bathroom is located off the front entry near the garage. Upstairs offers an open staircase, hallway laundry with washer and dryer only 3 months old, and three bedrooms. The primary suite sits above the garage with large south facing windows, a walk in closet, and a 3 piece ensuite with his and her sinks. The fully developed basement includes a fourth bedroom, 3 piece bathroom, TV room, and plenty of storage in the utility room. Enjoy the fully fenced and landscaped yard, just a few blocks from Coalbanks Elementary School, the YMCA of Lethbridge, and shopping. Move in ready and perfectly located!