



**389 Moonlight Way W
Lethbridge, Alberta**

MLS # A2303101



\$445,000

Division:	Copperwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,099 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer/Dryer, A/C, TV Mount on 2nd Floor & Primary Bedroom, All Window Coverings & Blinds, Shed in Backyard

Welcome to Copperwood, one of Lethbridge's most sought-after family-friendly communities. This well-maintained 4-level split home offers 3 bedrooms, 3 bathrooms, central air conditioning, underground sprinklers, and a functional layout designed for modern living. The main floor features a bright open-concept design with a spacious living room, dining area, and kitchen, all enhanced by vaulted ceilings and large windows that bring in natural light. The kitchen is equipped with stainless steel appliances, a generous peninsula with raised bar seating, and a stylish ceiling detail that adds character to the space. Durable laminate flooring runs throughout the main level, and convenient side access leads directly to the backyard. Upstairs, the primary bedroom includes a walk-in closet and a private ensuite with a large shower, extended vanity, ample storage, and tile flooring. This level also features a second bedroom, a full bathroom, and the convenience of upper-floor laundry. The third level offers a comfortable family room, a third bedroom, and another full bathroom—ideal for guests, teenagers, or a flexible living space. The basement is partially finished with luxury vinyl plank flooring and provides excellent storage, with potential to customize as a home gym, office, playroom, or additional living area. Outside, enjoy a low-maintenance yard complete with underground sprinklers, decorative rock landscaping, and a private side patio—perfect for relaxing or entertaining. A large rear parking pad provides space for two vehicles and the opportunity for a double car garage. Located close to parks, playgrounds, schools, shopping, and Cavendish Farms Centre, this move-in ready home offers the perfect balance of comfort, functionality, and location.