



**27 Moonlight Boulevard W
Lethbridge, Alberta**

MLS # A2167160



\$539,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: see appliances, curtains in bedrooms, rods and blinds on windows, flower boxes in backyard.

Beautiful 2 storey home in desirable Copperwood right across the street from Miners Landing Park! Well maintained and move-in ready. Current owners have recently made updates to paint, lighting, & a new dryer. This plan features good size foyer entry open to above with 9 foot ceilings on the main and hardwood floors. Kitchen, living room, and dining room showcase an open plan. Living room has gas fireplace with floor to ceiling tiled wall feature. Kitchen has quartz counters, stainless steel appliances, servery with prep sink, and a large pantry. This leads to a tiled floor mudroom with entrance to the 2 car garage. Dining room is big and bright and has a door to the deck out back. Upper level features big family room, 3 bedrooms including primary bedroom with fantastic 5 piece ensuite that features separate shower and tub. There is also another full bathroom on this level and laundry closet. Basement is undeveloped with some framing in place for a bedroom. Yard is in great shape and well landscaped with grass and trees, and has underground sprinklers(front and back). Home has convenience of central a/c to keep cool in the summers. Copperwood is always a popular neighbourhood for families due to its many parks, walking paths, and proximity to so many recreational amenities(YMCA, Pool, Hockey Arenas), schools, and shopping.