



**115 Moonlight Boulevard W
Lethbridge, Alberta**

MLS # A2177949



\$489,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Level, Sta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, built-in wall oven, built-in microwave, gas cooktop, dishwasher, washer, dryer, central air, shed, pergola, hot tub(neg, as is), garage door opener & controls, electrical garage heater, garage shelving.

An Inviting and Functional Layout. This “better than new” Ashcroft Built two storey offers a practical and spacious floorplan, perfect for modern living. The kitchen is a chef’s delight, featuring a large walk-in pantry, built-in wall oven and microwave, a Bertazzoni 5-burner gas cooktop, and sleek laminate flooring throughout. Upstairs, you’ll find three generously sized bedrooms, each with its own walk-in closet. The primary bedroom boasts a private ensuite, while the main bathroom includes a luxurious “tub/shower combo. The convenience of second-floor laundry is another major plus! Additional features include keyless entry, Kohler plumbing fixtures, and central air conditioning. Outside, a newer rear deck extends from the dining nook to the backyard, providing easy access to the hot tub area—perfect for relaxing and entertaining. The home also includes an RV parking pad, a widened front driveway, and underground sprinklers for easy maintenance. Plus, the fully developed basement adds even more living space to this already fantastic home. All of this comes at a fantastic price, complete with a finished and heated double attached garage! Located in Copperwood, a vibrant community known for its two scenic ponds, extensive walking paths, parks, and playgrounds. Nearby Crossings shopping area, twin arenas, curling rinks, and high schools just outside the neighborhood, everything you need is right at your doorstep! Don’t wait, call your REALTOR® today!