



GRASSROOTS
REALTY GROUP

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**409 Moonlight Way W
Lethbridge, Alberta**

MLS # A2206223



\$479,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,422 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Solar panels, Garage built-in shelving, TV mounts (4), Window Blinds, Security Cameras.

Fantastic family home in Copperwood with Solar Panels included! This home has just received new vinyl flooring to the upper 2 levels, along with new baseboards and paint on the main level making it feel brand new! Enter in through the front entryway or through the double attached garage and be greeted by the open concept living area - perfect for entertaining! The kitchen features stainless steel appliances, a nicely sized pantry, and a large kitchen island. The dining space has a newly installed door out to the back deck where you can bbq and watch the kids and pets run around in the fully landscaped back yard. Heading upstairs, there are 2 bedrooms with a main bathroom, along with laundry space, plus a primary suite with 4-piece ensuite bathroom and spacious walk-in closet. The basement is open for future development and could accommodate another bedroom and bathroom along with rec space, or you could leave it as is for endless play opportunities! Curious about how Solar could help reduce your monthly utility payments? Recent utility information is available to your REALTOR® to share with you! Come and experience all that Copperwood has to offer including close proximity to the YMCA rec centre, shopping, schools, parks and pathways - "it's all here"!