



**GRASSROOTS**  
REALTY GROUP

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**409 Moonlight Way W  
Lethbridge, Alberta**

**MLS # A2206223**



**\$475,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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"!