

# \$475,000 - 409 Moonlight Way W, Lethbridge

MLS® #A2206223

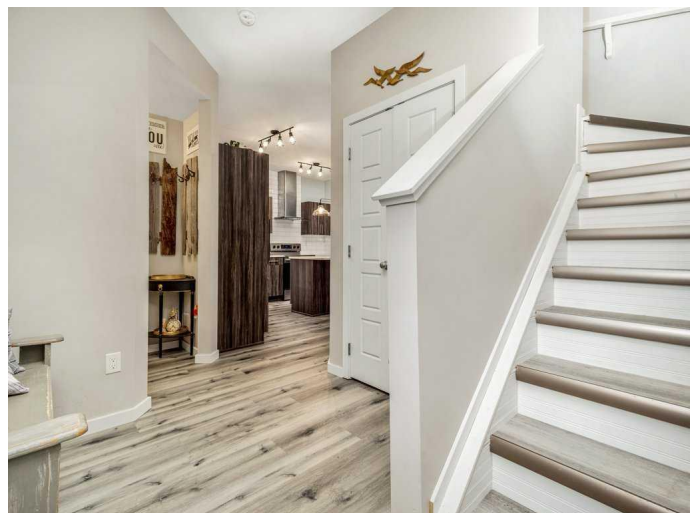
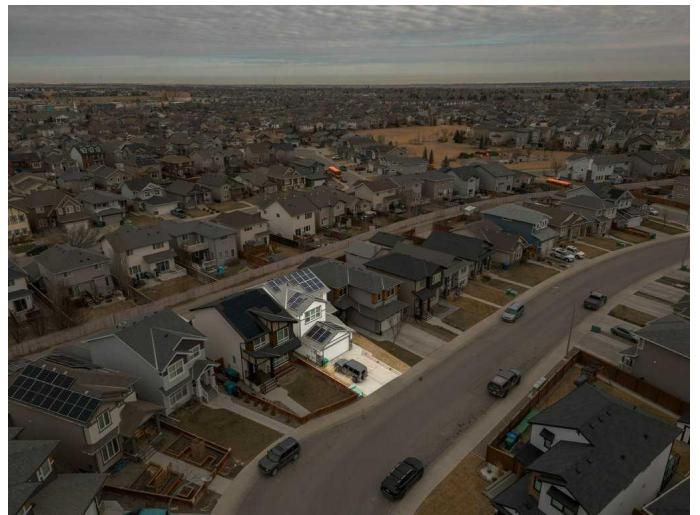
**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,422 sqft

Residential on 0.08 Acres

Copperwood, Lethbridge, Alberta

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"!



Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206223    |
| Price          | \$475,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,422       |
| Acres          | 0.08        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 409 Moonlight Way W |
| Subdivision | Copperwood          |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1J5M8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Stove(s) |
| Heating           | Forced Air                                                                                                           |
| Cooling           | Central Air                                                                                                          |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Landscaped |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Mixed           |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 43               |
| Zoning         | R-CL             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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