

**622 Moonlight Lane W
Lethbridge, Alberta**

MLS # A2290047



\$499,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Treed		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CL
Utilities:	-

Inclusions: tv mount in living room

Beautiful 2 storey home in a fantastic family friendly neighbourhood! The main floor features ceramic tile and hardwood flooring, a cozy gas fireplace, quartz countertops, corner pantry, and large windows that fill the space with natural light. A convenient 2 piece bathroom is located off the front entry near the garage. Upstairs offers an open staircase, hallway laundry with washer and dryer only 3 months old, and three bedrooms. The primary suite sits above the garage with large south facing windows, a walk in closet, and a 3 piece ensuite with his and her sinks. The fully developed basement includes a fourth bedroom, 3 piece bathroom, TV room, and plenty of storage in the utility room. Enjoy the fully fenced and landscaped yard, just a few blocks from Coalbanks Elementary School, the YMCA of Lethbridge, and shopping. Move in ready and perfectly located!